

NOTICE OF DECISION

Request: A Type III Site Design Review (DR-70-23) and Type III Conditional Use Permit (CUP-02-23) to redevelop a commercially zoned property and build a new three-story self-storage facility that will be 38.6-feet in height (3.6-feet taller than the height standard of the zone). The development will include a three-story 94,764-sf building for a U-Haul moving and storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area, a new parking lot, landscaping, a water quality facility, and new frontage improvements.

Applicant: Shannon Marvin, MCP **Property Owner:** Mary Delfs
2727 N Central Avenue 2962 Baseline Street
Phoenix, AZ 85004 Cornelius, OR 97113

Site: 2962 Baseline Street, Cornelius, OR 97113

Map: Township 1 North, Range 3 West, Map 34 DD, Tax Lot #07700 and #07900.

Zone: Highway Commercial, C-2

ACTION TAKEN: On March 12, 2024, the Cornelius Planning Commission, based on the facts, findings, conclusions, exhibits, in the staff report, supplemental staff report, the testimony, evidence, and conditions of approval, as amended and presented at the public hearing **approved** the proposed Type III Site Design Review and Conditional Use Permit/Planned Unit Development application for City File# DR-70-23 and CUP-02-23.

This decision and a copy of the approved materials have been prepared in written form and placed in the file of City records at the Development & Operations building located at 1300 S Kodiak Circle, Cornelius, on this **21st day of March, 2024** and are available for public inspection.

RIGHT OF APPEAL: Parties of record may appeal a decision of the Planning Commission to City Council by filing an appeal within ten (10) working days of notice of this decision pursuant to City Code. The notice of appeal shall indicate the decision that is being appealed and include all required contents pursuant to Chapter 18.15.090.

For further information, please contact us at (503) 357-3011.



March 21, 2024

Barbara Fryer, AICP
Community Development Department Director

Date



**CITY OF CORNELIUS
COMMUNITY DEVELOPMENT DEPARTMENT**

PLANNING COMMISSION ADOPTED STAFF REPORT

**U-Haul – COMMERCIAL DEVELOPMENT
Type III Site Design Review
Type III Conditional Use Permit**

Land Use File Numbers DR-70-23 and CUP-02-03

**Planning Commission Hearing Date: March 12, 2024
Staff Report Date: February 20, 2024**

Request: A Type III Site Design Review (DR-70-23) and Type III Conditional Use Permit (CUP-02-23) to redevelop a commercially zoned property and build a new three-story self-storage facility that will be 38.6-feet in height (3.6-feet taller than the height standard of the zone). The development will include a three-story 94,764-sf building for a U-Haul moving and storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area, a new parking lot, landscaping, a water quality facility, and new frontage improvements.

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Site: 2962 Baseline Street, Cornelius, OR 97113

Map: Township 1 North, Range 3 West, Map 34 DD, Tax Lot #07700 and #07900.

Zone: Highway Commercial, C-2

Applicable Criteria: CMC Title 18 Zoning: Chapter 18.10 Application Procedure, Chapter 18.15 Review Procedures; Chapter 18.15, Chapter 18.45 Highway Commercial (C-2), Chapter 18.100 Site Design Review, Chapter 18.105 Conditional Use Permit, Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, and Chapter 18.155 Solar Access for New Development.

Process: Approval of a Type III Site Design Review, Type III Conditional Use Permit and Type II Land Partition with public hearing shall be processed consistent with Cornelius Municipal Code (CMC) Section 18.15.010(C), a Type III Planning Commission Review. The application shall be

processed with notice and a public hearing before the Planning Commission pursuant to CMC Chapter 8.15.040. The notice of the Planning Commission's decision shall be provided to the applicant, interested parties, and anyone that testifies in the matter.

APPEAL RIGHTS

An affected party may appeal a decision of the Planning Commission to the City Council by filing an appeal within ten (10) working days of notice of the decision pursuant to the CMC. The notice of appeal shall indicate the decision that is being appealed and include all required contents pursuant to CMC Chapter 18.15.090.

APPLICABLE CRITERIA OF THE CORNELIUS MUNICIPAL CODE

- Chapters 18.10 & 18.15 (Application & Review Procedures)
- Chapter 18.45 (Highway Commercial, C-2)
- Chapter 18.100 (Site Design Review)
- Chapter 18.105 (Conditional Use Permit)
- Chapter 18.143 (Transportation Facilities)
- Chapter 18.145 (Off Street Parking and Loading)
- Chapter 18.155 (Solar Access for New Development)

GENERAL FACTS

- The subject Site consists of two tax lots totaling approximately 2.96 acres.
- Tax lot # 7700 is approximately 2.53 acres. There is a 60-foot access easement along the northern edge of the parcel to four separate tax lots (#7400, #7500, #7600 and #7800). Each lot is developed with a dwelling.
- Tax lot #7900 is approximately .43 acres and is developed with a Furniture Store, commonly known as Murphy's Furniture.
- On May 30, 2023 via DR-34-23 the Community Development Director approved a change of use for a portion of the furniture store from retail sales to office/rental space for U-Haul.
- On June 14, 2023 via CUP-01-23 the Community Development Director approved the outdoor storage of rental equipment for U-Haul, as shown within Exhibit E.
- Baseline Street is an Oregon State Department of Transportation (ODOT) facility, commonly known as State Highway 8 or Tualatin Valley Highway (TVHWY). As this transportation corridor is a State facility, ODOT has control over improvements and access. The City of Cornelius Transportation System Plan (TSP) designates TVHWY as Priority Arterial.
- N. 29th Avenue is a city street with a Collector designation on the TSP.
- The applicant is proposing a new 3-story 94,746 sf building. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom, a 1,460 D&R (Delivery and

Receiving) area, new parking lot, landscaping, a water quality facility and new frontage improvements, as shown within Exhibit A.

- Through the CUP application, the applicant is requesting that the Planning Commission approve a deviation to the 35-foot height limit in the C-2 zoning district. The applicant is proposing a 38.6-foot-tall building.
- The applicant submitted an approved CWS Service Provider Letter (SPL), CWS file #23-001653. Prior to issuance of the CWS Service Provider Letter, the applicant submitted a wetland determination report to the Division of State Lands (DSL). DSL determined that no jurisdictional wetlands or other waters of the state are within the study area. The SPL and DSL letter are shown within Exhibit A.
- The existing structures on-site will be demolished so the new building and associated facilities can be constructed.
- The application was submitted on July 20, 2023 and was deemed complete on January 8, 2024. The lag time was due to a lengthy delay getting both CWS and DSL approval.
- The City Engineer submitted comments, which are attached as Exhibit B.
- Notice of the proposal was mailed to property owners within 250 feet of the subject property and affected agencies, and was published in the local newspaper on January 25, 2024. Both notices are shown in Exhibit, “C”.
- As of the date of this report, no public and or other agency comments have been received.

FINDINGS

TITLE 18 ZONING

CHAPTER 18.10 AND 18.15 APPLICATION AND REVIEW PROCEDURES

Section 18.10.030 requires a Neighborhood Review Meeting prior to the submittal of a Type III request.

Findings: The applicant’s submitted materials include the Neighborhood Review Meeting packet, including the affidavit of mailing notice to property owners within 250 feet of the site. (See Exhibit A).

Section 18.10.040 describes the application documents required.

Findings: The applicant submitted the application packet on July 20, 2023, which was deemed incomplete. On January 8, 2024, additional materials were submitted and the Community Development Director deemed the application complete. (See Exhibit A).

Section 18.10.060 requires a filing fee.

Findings: The applicant submitted the required filing fees on July 28, 2023.

Section 18.10.070 describes the jurisdiction and powers for applications.

18.10.070(2) describes that the Community Development Director may refer Type II applications to the Planning Commission for a hearing.

18.10.070(B) describes the authority of the Planning Commission as the administrators and enforcers of the provisions of Chapter 18.15, and to review and approve, approve with conditions or deny proposed development.

Findings: This application is a Type III Site Design Review Application and a Type III Conditional Use Permit to be reviewed by the Planning Commission.

Section 18.15.010(C) describes the process for Type III requests as requiring 1) a pre-application meeting, 2) a Neighborhood Review Meeting, 3) a complete application with public notice, 4) a staff report, 5) a Notice of Decision following the Planning Commission Decision, and 6) appeal of a Planning Commission Decision to the City Council.

Findings: The applicant: 1) attended a pre-application conference (PAC-02-23), 2) submitted the Neighborhood Review Meeting packet, including the affidavit of mailing notice to property owners within 250 feet of the site, 3) submitted a land use application to be reviewed by the Planning Commission, 4) staff prepared a staff report for the Planning Commission to review and consider on February 27, 2024, 5) upon the Planning Commission rendering a decision, a Notice of Decision shall be prepared and mailed to persons of record, and 6) any person of record may file an appeal to the City Council.

Conclusion: The application combines two Type III permits and the appropriate procedures have taken place.

Conclusion for Chapters 18.10 and 18.15, Application and Review Procedures: Based upon the findings above, and through application of appropriate conditions of approval, staff concludes the criteria for application submittal of a Type III Site Design Review and Type III Conditional Use Permit have been met for the project.

CHAPTER 18.45 HIGHWAY COMMERCIAL (C-2)

18.45.020 Uses permitted outright.

In a C-2 zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

(A) General retail.

(C) Automobile, truck, marine, motorcycle, appliance and/or parts sales, service, repair, rental, and including custom vehicle assembly; provided, that all operations are conducted within an enclosed structure.

18.45.030 Conditional uses permitted.

In a C-2 zone the following uses and their accessory uses may be permitted when in accordance with Chapter [18.105](#) CMC:

(G) Requests to exceed the permitted building height.

(K) Indoor mini-storage facility.

Findings: The property is within the Highway Commercial (C-2) zoning district of Cornelius. The applicant is proposing a new three-story indoor mini-storage facility that will be approximately 94,764 sf in size. The applicant is also proposing a new 2,970 sf office space and retail sales area and a 1,460 sf D&R area within the facility. The new three-story building is proposed to be approximately 38.6-feet in height, (as shown on the building elevations) which is 3.6-feet above the 35-foot height limitation of the C-2 zone.

CMC 18.45.030 Conditional Use Permits within the C-2 zone allows a request to exceed the permitted building height and an indoor mini-storage facility may be conditionally permitted. Findings related to the Conditional Use Permit are located later in this staff report. Site redevelopment requires Type III Site Design Review per CMC 18.100, which is part also found later in this staff report.

18.45.040 Development requirements.

(A) Lot Size. In a C-2 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.

Findings: The total Site is approximately 2.96 acres, according to the Washington County Tax Assessors Map. The Site is located along Baseline Street and N. 29th Avenue. Baseline Street is an Oregon Department of Transportation (ODOT) facility designated as a Priority Collector and N. 29th Avenue, a City of Cornelius Collector Street.

The applicant submitted a Type III Site Design Review application, including a detailed site plan and narrative. The submitted design and site plans demonstrate that the site is large enough for it to be functional for the proposed use.

As noted within the General Facts section of this report above, the subject site consists of two tax lots. The applicant's site plan and narrative describe that the new development will bisect the common property lines between tax lot #7700 and tax lot #7900. The applicant notes that in the future, once the property is under new ownership, a One-Lot Land Partition application will be submitted. This is an application to legally redescribe the two lots into one new lot. The configuration of the building and other amenities on the site requires that the two lots be legally combined into one. Therefore, the applicant shall apply for and receive approval of a

Preliminary Land Partition (One -Lot Partition), Final Plat application and record the mylar of the Final Plat with the Washington County Surveyor prior to building permit submittal. The City contracts with the City of Forest Grove Building Division for building services. This shall be a condition of approval.

(B) Setback Requirements. In a C-2 zone the following setbacks shall meet the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:

(1) The front yard shall be 10 feet, except that:

(a) Parking shall be allowed within five feet of the front property line.

(b) For all properties abutting the south side of Baseline Road, there shall be a front yard setback equal to five percent of the average lot depth, but not less than four feet.

(2) No side yard shall be required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.

(3) No rear yard is required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.

Findings: The applicant has submitted a site plan (Exhibit, “A”) that identifies the proposed location of the new building. The building is setback approximately 70-feet from Baseline Street (side yard), 140-feet from N. 29th Avenue (front yard), 60-feet from the northern property line (side yard), and the rear of the building has a setback ranging between 10-feet to 14 -feet to the eastern property lines.

There are abutting residential lots to the east and north of the new building. The residential lots located to the north, are approximately 60-feet away from the new structure. The closest residential lot to east is approximately 20-feet from the new structure.

The site plan shows the parking lot is setback approximately 10-feet from the property line of Baseline Street and N. 29th Avenue. The 10-foot area between the parking lot and property lines of Baseline Street and N. 29th Avenue are proposed to be landscaped.

The applicant’s proposed site plan demonstrates that the minimum setback requirements of the zoning district are met.

(C) Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission. [Ord. 810, 2000; Code 2000 § 11.20.54.]

Findings: The proposed new building will be approximately 38.6' in height, which is 3.6' taller than the 35' height limitation of the zoning district, as shown within Exhibit A. The applicant requests to exceed the height limit of the C-2 zoning district, which may be approved by the Planning Commission as a Conditional Use Permit, per CMC 18.45.030(G). This aspect of the application is addressed later in the staff report, under the Conditional Use Permit section.

18.45.050 Performance standards.

In a C-2 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

(A) Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions shall be satisfied.

Findings: The application was submitted on July 20, 2023 and was deemed complete on January 8, 2024.

There are previous land use approvals and reviews for the site;

- On May 30, 2023 via DR-34-23 the Community Development Director approved a change of use within the furniture store from retail sales to office/rental space for U-Haul. Staff notes DR-34-23 will become null and void once the existing furniture store is demolished for the new facility that is proposed by U-Haul.
- On June 14, 2023 via CUP-01-23 the Community Development Director approved the outdoor storage of rental equipment for U-Haul, as shown within Exhibit E. As of date of this report, it appears the requirements from this approval can continue to be met.

The applicant submitted the necessary application materials for the Planning Commission to review and consider the proposal (DR-70-23 & CUP-02-23).

(B) Environmental Standards. All uses shall comply with required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).

Findings: The Site has sewer, water and stormwater availability. Stormwater is managed and regulated by Clean Water Services (CWS). The City Engineer has submitted comments regarding the stormwater system as described within Exhibit B. A condition of approval shall require that all CWS and City standards for the stormwater system be met prior to issuance of a final occupancy permit.

As noted within Exhibit B, the City Engineer identified that the design of the stormwater facility was inadequate and needed plan revisions. The City Engineer outlined changes and options in order for the stormwater facility to be functional and comply with CWS standards. After the Applicant submitted Exhibit B to the Community Development Department, Engineering comments were forwarded to the applicant, as noted within Exhibit D. The applicant updated their proposal as shown within Exhibit D, noting the changes to the stormwater facility. The City Engineer notes that the proposal is now acceptable. The revised drawing connects the detention pond drainage pipe to the Baseline Street stormwater system. Prior to building permit submittal to the City of Forest Grove Building Division, the applicant shall submit a final design of the utilities to the City Engineer for review and approval.

(C) Heat and Glare.

(1) Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.

(2) Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.

Findings: The applicant submitted a lighting plan with fixture details. Within the narrative the applicant states that lighting has been designed to direct light down and away from adjacent properties. The lighting plan submitted appears to demonstrate that the exterior lighting can be placed on the property to comply with the CMC requirement. A condition of approval shall require the on-site lighting installation meet the glare requirements prior to issuance of a final occupancy permit and not glare into the abutting rights-of-way or adjacent properties.

(D) Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.

Findings: The applicant acknowledges this section. A condition of approval shall require that the Site be kept clean of wastes so it does not attract or aid in the propagation of insects or rodents, or create a health hazard. The applicant describes and shows that the proposed trash collection

area will be located within the existing building and on trash collection days the dumpsters/trash bins will be brought outside for collection. A condition of approval shall require that the dumpsters/trash bins be kept inside the designated trash collection area and they shall not be left outside for an extended period of time on trash collection days.

For all business within the City of Cornelius, separating recyclable materials from trash is necessary, per CMC 8.01.150 Business Recycling. Within the business and trash collection facilities, there shall be adequate instructions and containers for sorting and separating recyclable materials from trash. Therefore, a condition of approval shall require that business comply with CMC 8.05.150 Business Recycling.

(E) Outside Storage. Outside storage shall be appropriately screened consistent with CMC 18.55.070(F)(1).

Findings: The applicant via CUP-01-23 received Type II Conditional Use Permit approval for the outside storage and display of U-Haul rental equipment. The submitted site plan show the location of the outside storage and display areas. Within CUP-01-23, the applicant noted the outside storage and display areas, which is similar to the location included within this application packet. Therefore, no minor modification to CUP-01-23 is necessary. A condition of approval shall require that all applicable conditions of approval from CUP-01-23 remain applicable, as shown within Exhibit E.

18.45.060 Development standards.

In a C-2 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

(A) Landscape Plan.

(1) For all uses in a C-2 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to occupancy, in accordance with the approved site plan and the standards set forth herein.

Findings: The submitted landscaping plan, as shown within Exhibit A, identifies that street frontages of Baseline Street and N. 29th Avenue will be landscaped with approximately a 10-foot-wide landscaped area, not including street trees and landscaping within the right-of-way.

The landscaping plan also includes a large corner landscaped area near N. 29th Avenue and Baseline Street.

A condition of approval shall require that landscaping be installed prior to occupancy of the new building, to the approved landscape plan.

(2) When at maturity, at least 80 percent of the proposed landscape area shall be covered by plant material, lawn, and trees. The remaining area may be covered in nonvegetative ground cover.

Findings: The landscaping plan identifies a list of plant materials, lawn areas and trees to be planted on-site. The applicant identifies that approximately 24.3% of the site will be landscaped. The applicant identifies within their narrative, the proposed landscaping is consistent with this standard. A condition of approval shall require that when at maturity, at least 80 percent of the landscape area shall be covered by plant material, lawn, and trees.

(3) Frontage Trees. Frontage trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total linear footage of the site, which abuts a public street, by 30 feet. The location of the trees shall be determined through design review, and the following standards shall apply:

(a) Trees shall be located at least five feet from a utility pole, fire hydrant, driveway, crosswalk, or utility easement, except as may be approved by the public works director, and at least 20 feet from an overhead street light.

(b) There shall be no impervious material within a one-and-one-half-foot radius around the tree trunk.

(c) Trees at the time of planting shall have a minimum height of six feet from ground level, and shall be at least two inches in caliper (d.b.h.).

(d) Trees shall not cause any vision impairment to vehicular traffic.

(e) Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

Findings: The applicant has provided a landscaping plan as shown within Exhibit A that identifies a mixture of street trees from the approved City of Portland Street Tree list. Street trees are proposed to be planted along Baseline Street and N. 29th Avenue. The City Engineer

has reviewed the proposed street trees and their locations, as described within Exhibit B, which are acceptable.

The street trees are near the driveways, which are subject to CMC 18.150.070 Clear Vision Zones, as shown below.

18.150.070 Clear vision zones.

Except in the central mixed use (CMU) zoning district, a clear vision zone shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing vehicular access to a public street.

(A) The clear vision zone is defined as the triangular area beginning at the intersection of the projected curb lines, and extending 15 feet along the leg of each intersection. No fence, berm, wall, hedge or other planting or structure shall be placed within the clear vision zone that would impede visibility between a height of 30 inches and 10 feet as measured from the top of curb, or in the absence of a curb, from the established street center line grades. If the relation of the surface of the lot to the streets is such that visibility is already obscured, nothing shall be done to increase the impediment to visibility within the vertical and horizontal limits set forth above. Poles, tree trunks, and similar objects less than 12 inches in width may be allowed in the clear vision zone if they meet the vertical requirements noted above.

(B) A private access shall be treated as a public street for the purpose of this section. The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the curb line in determining the vision clearance zone.

The site plan does not show the clear vision areas, however when applying a scale to the landscaping plan, the trees near the driveways appear to be outside of the 15-foot clear vision areas. A condition of approval shall require that the clear vision areas per CMC 18.150.070 at the driveways along N. 29th Avenue be met.

The plan shows compliance with the minimum landscaping requirements of the CMC. The street tree planting plan shall comply with the standards identified above and Section 5.11 of the Cornelius Public Works Standards.

As part of the required public improvements plans that the City Engineer will review and approve, the variety of street trees to City standards shall also be reviewed and approved by the City Engineer. Prior to issuance of the approved engineering plans, the applicant shall post with the City a performance security assigned to the City for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor. The

planting and installation of the landscaping shall be to the approved plans and the CMC. These shall be conditions of approval.

(B) Vehicular Access, Internal Circulation and Clear Vision Areas.

(1) Where possible, vehicular access to commercial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to collector and local streets shall only be allowed as permitted by the review body.

Findings: There is currently an access onto the site from Baseline Street. Baseline Street is an Oregon Department of Transportation (ODOT) facility and is designated within the City of Cornelius Transportation System Plan (TSP) as a Principal Arterial. The applicant is proposing to permanently close the Baseline Street access and improve three accesses from N. 29th Avenue, which is a City of Cornelius Collector Street. The access from Baseline Street is located at the beginning of a deceleration and right turn-lane for N. 29th Avenue. The City and ODOT support removal of this driveway and improving access into the site from N. 29th Avenue. The applicant shall apply and receive all applicable permits from ODOT to permanently close the Baseline Street access.

(2) The minimum public street width for commercial development shall comply with the standards and design identified in CMC 18.143.040, Street design cross-sections per transportation system plan.

Findings: Baseline Street has a ROW that is 80-feet in width and N. 29th Avenue has a ROW that is 50-feet in width. The City of Cornelius Transportation System Plan (TSP) identifies that the typical right-of-way cross section for a Principal Arterial Street is 58-feet and for a Collector Street it is 50-feet. The applicant is proposing frontage improvements along N. 29th Avenue and Baseline Street, as shown within Exhibit A. Frontage improvements are reviewed and approved by the City Engineer and ODOT. The proposed frontage improvements shall be constructed to City and ODOT Standards, as required by the City Engineer and ODOT. This shall be a condition of approval.

(3) Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall have the following minimum unobstructed pavement width:

(a) Two-way traffic: 24 feet;

(b) One-way traffic: 15 feet.

Findings: The applicant's site plan identifies that the internal drive aisles will be 24 feet in width or greater throughout the site. The vehicle maneuvering areas will be an asphalted surface. The applicant is proposing two driveways for the new self-storage facility from N. 29th Avenue. The existing driveway onto Baseline Street, an ODOT facility is proposed to be permanently closed.

The site plan shows the southern driveway from N. 29th Avenue is approximately 95-feet from the intersection of Baseline Street and N. 29th Avenue. This is slightly less than the 100-foot spacing standard, as identified above. The applicant acknowledges this distance, but describes the driveway is directly across from another access to the west and that City Staff mandated this alignment. When the applicant held the required pre-application conference with the City (PAC-02-23), the City Engineer did note that the proposed southern driveway would need to align with the existing driveway that is on the west side of N. 29th Avenue.

The site plan identifies a 60-foot access easement along the northern property line. This access easement is for tax lots #7400, #7500, #7600 and #7800. Where this access easement abuts N. 29th Avenue, the applicant is proposing a new 20-foot-wide driveway approach with a new 20-foot by 20-foot asphalt apron on the backside. From the end of the new asphalt of the driveway and apron, the vehicle maneuvering area within the easement is a mixture of older asphalt and gravel.

The applicant indicates that rental truck and trailer maneuvering will take place on the site, in front of the building. The site has been designed to display rental equipment, which are primarily moving trucks and trailers, as approved via CUP-01-23 (Exhibit E). On the south side of the building, the parking lot area is narrower and intended for customer parking.

(4) Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.

Findings: The applicant is proposing frontage improvements along Baseline Street and N. 29th Avenue. In front of the building, there are two sections of sidewalks between the parking spaces and front door entrances of the building. The sidewalks vary in width between 5-feet to 8-feet, as shown on the submitted site plan of Exhibit A.

The site plan shows internal parking along a portion of the southern property line, facing Baseline Street. The vehicle parking is setback 10-feet from the front property line. From these

parking spaces, there are no internal marked pedestrian crossings to the front door. Staff finds the site plan also does not provide or show pedestrian connectivity from the public sidewalks to the main entrance of the building. A pedestrian connection from the Baseline Street sidewalk to the front door can be reasonably accommodated, which will also benefit customers parking in this area. Therefore, prior to building permit submittal, a revised site plan shall be provided to the Community Development Department that shows a pedestrian connection from the Baseline Street sidewalk to the front door of the building. The internal pedestrian connection that crosses the internal drive-aisle shall be striped. This shall be a condition of approval.

(5) Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC 18.150.070.

Findings: The applicant states that clear vision areas will be shown on the construction plans. As noted earlier within the staff report, the site plan does not show the clear vision areas, however when applying a scale to the landscaping plan, the trees near the driveways appear to be placed just outside of the 15-foot clear vision areas. A condition of approval shall require that the clear vision areas per CMC 18.150.070 at the driveways along N. 29th Avenue be met.

(C) Access Streets – Sidewalks – Drainage.

(1) All streets shall be designed in accordance with standards set forth in Chapter 18.143 CMC, Transportation Facilities, the subdivision code and public works standards.

(2) All driveways for new construction shall have minimum pavement width of 12 feet and shall not be more than 35 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use. Each driveway shall have a concrete curb apron designed to comply with public works standards.

Findings: As shown within Exhibit A, the applicant proposes to close the existing driveway onto Baseline Street and construct three new driveways onto N. 29th Avenue. The applicant has provided a civil set of plans, which the City Engineer has reviewed and provided comments on, as described within Exhibit B.

The northern driveway for the access easement is proposed to be 20-feet in width, while the other two southern driveways that access into the new facility are 40-feet in width. The applicant states that the 40-foot width will provide the safest layout for U-Haul customers, based upon vast experience in providing services to the community. These two driveways are 5-feet wider than the 35-foot standard. Staff finds that N. 29th Avenue is a Collector Street, which connects to several residential neighborhoods to the north. New pedestrian sidewalks along the frontage are proposed, which will be used by pedestrians who will walk from the Baseline Street

public facilities to the nearby residential neighborhoods. The distance of 35-feet, per the CMC, is the maximum distance that a driveway may be approved to unless approved by the reviewing body. Staff finds the site can be functional with 35-foot-wide driveways, as other commercial properties also have large vehicles entering and exiting their sites. Therefore, the plans to be reviewed and approved by the City Engineer and shall be adjusted for driveways not to exceed 35-feet in width. This shall be a condition of approval.

Access and the associated frontage improvements shall be designed to comply with the applicable standards as required by the City Engineer and ODOT. This shall be a condition of approval.

(3) Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.

Findings: The proposal does not involve a cul-de-sac, so this criterion is not applicable.

(4) Sidewalks and Improvements.

(a) For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.

(b) Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk if one does not exist, the driveway apron and paved driveway to be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.

Findings: Frontage improvements do not exist on N. 29th Avenue, therefore, frontage improvements will be necessary. The Site does have frontage improvements along Baseline Street; however, the Baseline Street access will be permanently closed. The applicant submitted plans that show planned frontage improvements for both N. 29th Avenue and Baseline Street. The frontage improvements along N. 29th Avenue and Baseline Street shall be required to be improved to City and ODOT standards. The City Engineer has submitted detailed comments regarding frontage improvements that will be required in order to meet applicable standards, as described within Exhibit B. Prior to Building Permit submittal, the City Engineer shall review and approve the public improvement plans. This shall be a condition of approval.

Along Baseline Street, there are two bus stops near the Site. One is just west of the N. 29th Avenue and Baseline Street intersection and the other is east, near the intersection of N. 31st Avenue and Baseline Street. There is no bus stop located in front of the subject Site. The Site is

at an intersection, with a pedestrian crossing N. 29th Avenue. At this intersection, there is an existing ADA ramp. The applicant shall verify that the existing corner ADA ramp meets current ODOT ADA standards. If the ramp does not meet the standards, the applicant is required to bring the ADA ramp up to the current standards. This shall be a condition of approval.

(5) Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with Clean Water Services (CWS) standards for water quality and quantity.

Findings: The applicant shows within their submitted materials the proposed storm drainage plans. As noted within Exhibit B, the City Engineer identifies that the design of the stormwater facility is inadequate and must be addressed with plan revisions. The City Engineer outlines changes and options that the applicant must correct in order for the stormwater facility to be functional and comply with CWS standards. After Exhibit “B” was provided to the Community Development Department, the Engineering comments were forwarded to the applicant, as noted within Exhibit “D. Staff requested that applicant address significant stormwater facility design issues. For the new U-Haul facility to be functional, it must have an approvable storm water facility. The applicant has updated their proposal as shown within Exhibit D, demonstrating that changes have been made to the stormwater facility. The City Engineer notes that the proposal is now acceptable, which is to connect the detention pond drainage pipe into the Baseline Street line system. Prior to building permit submittal, the applicant shall submit a final design of the utilities to the City Engineer for review and approval.

To comply with CWS standards, the applicant is required to demonstrate on-site treatment with an additional Low-Impact Development Approach (LIDA). Therefore, prior to final occupancy, the stormwater systems shall be installed and comply with all applicable CWS standards, including LIDA. This shall be a condition of approval.

(D) Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.

Findings: The applicant has provided a lighting plan for the Site. The lighting plan shows how the interior of the Site will be lit during hours of darkness. The City Engineer identifies within Exhibit B, that street lights will be required along the street frontages. Therefore, prior to issuance of building permits, the City Engineer shall review and approve, as part of the public infrastructure plan, lighting of the street and sidewalk frontages as specified in Exhibit B. The required street lights shall be installed and functional, prior to issuance of a final occupancy permit. The streets and walkways shall be lit during the hours of darkness in accordance with the public works standards. These shall be conditions of approval.

(E) Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.

Findings: The applicant indicates that only one business (U-Haul) will receive mail at the site. If a mailbox is provided on-site, the placement shall be in agreement with the Post Master. If the mailbox is located along a street frontage, the City Engineer shall also review and approve of its placement.

(F) Screening.

(1) Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be six feet in height, and shall consist of a wall of brick, stone, or other substantial material, or a densely planted evergreen hedge and a decorative fence, such as wrought-iron, or PVC or polymer covered chain link fencing. Galvanized chain link fencing shall not be permitted on new construction.

Findings: The applicant proposes that the garbage and trash collection area will be located within the new building, as described within Exhibit A. Therefore, no screening is necessary for the garbage and trash collection facility.

The applicant proposes a 6-foot black vinyl coated chain link fence on the site. The proposed fencing will enclose the water quality facility, and provide a barrier along the northern edge of the main parking lot and along the property line from the water quality facility south to Baseline Street. Staff finds that the proposed fencing with landscaping along the northern edge of the main parking lot will provide screening for the abutting dwellings to the north. The dwellings to the east will be screened by fencing around the perimeter of the water quality facility and by the back side of the building. The proposed fencing meets the standard as it is not galvanized. To ensure the fencing remains compliant, a condition of approval shall require non-galvanized fencing. This shall be a condition of approval.

For all business within the City of Cornelius, separating recyclable materials from trash is necessary, per CMC 8.01.150 Business Recycling. Within the business and trash collection facilities, there shall be adequate instructions and containers for sorting and separating recyclable materials from trash. Therefore, a condition of approval shall require that business comply with CMC 8.05. 150 Business Recycling.

(2) The reviewing body may require non sight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.

Findings: The applicant is proposing a 6-foot black vinyl coated chain link fencing on the site, around the water quality facility and along a portion of the northern edge of the main parking lot area. Staff finds that the proposed fencing with landscaping along the northern edge of the main parking lot area will provide screening for the abutting residential dwellings to the north. The residential dwellings to the east will be screened by fencing around the perimeter of the water quality facility and by the back side of the building, as shown within Exhibit A.

(G) Parking and Loading Space.

(1) Off-Street Parking. Parking shall be provided as set forth in Chapter 18.145 CMC.

(2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.

(3) Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, such as every 10 spaces.

Findings: The applicant within Exhibit A, provides a detailed site plan that shows 29 on-site parking spaces and 3 bicycle parking spaces.

The use of the site is for self-service storage with sales, totaling approximately 94,764 sf. From this floor area, the sales/showroom will be approximately 2,483 sf.

Land Use	Minimum Parking Standards	Maximum Parking Standards		Minimum Bicycle Parking Standards
		Zone A	Zone B	
Self-Service Storage	1/5,000 sf up to 20,000 sf; 1/20,000 sf thereafter	none	none	1/50,000 sf

Table 1 Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements (unless otherwise noted, standard is per 1,000 sf of gross floor area)				
Land Use	Minimum Parking Standards	Maximum Parking Standards		Minimum Bicycle Parking Standards
		Zone A	Zone B	
GENERAL RETAIL				
Sales-Oriented	3.7/1,000	5.1/1,000	6.2/1,000	0.3/1,000

The State of Oregon has mandated that cities within the Metro area can no longer require minimum on-site parking standards, however maximum standards are still applicable. Based upon new mandates and the CMC standards listed above, the proposed on-site parking numbers for vehicles is acceptable.

The change in law does not impact bicycle parking standards. The development will include a three-story 94,764-sf building for a U-Haul moving and indoor storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area. Based upon the proposed uses for the building a minimum of 3 bicycle parking spaces are required.

The proposed bicycle parking spaces are near the emergency exit of the building, which is near the SE corner of the building. CMC 18.145.050(M) describes that bicycle parking shall be conveniently located with respect to the street, bicycle path lanes and building entrances. For short-term bicycle parking, they are required to be located within 30-feet of the main entrance to the building. As proposed, the bicycle parking is approximately 85-feet from the main entrance. Therefore, the applicant shall submit a revised site plan that shows the location of the required on-site bicycle parking spaces near the front door of the office/retail area. The revised site plan shall be reviewed and approved by the Community Development Director prior to building permit submittal. This shall be a condition of approval.

18.45.070 Signs.

Signs within the C-2 zone may be allowed consistent with Chapter 18.175 CMC.

Findings: The applicant states that no sign permit is proposed with this application. Staff finds that in accordance with the CMC, all wall and freestanding signs shall be reviewed through a sign permit application. Any proposed freestanding signs and signage placed on the building will also require building permits. Therefore, all wall and freestanding signage shall receive sign permit and building permit approval prior to their installation. This shall be a condition of approval.

At the southeast corner of the site near Baseline Street, there is an existing billboard. Within the zoning district the sign code limits freestanding signage to no more than 32 sf for any one face with a height maximum of 20-feet. The billboard exceeds the size limitation of the zone and is considered non-conforming. The billboard appears to protrude into the Baseline Street ROW and is located within the proposed parking lot area of the new development. The applicant indicates that the property owner will cease their lease agreement with the billboard company and have the billboard removed, as described within Exhibit A. A condition of approval shall require that the billboard be permanently removed from the site prior to issuance of a grading permit.

Chapter 18.100 SITE DESIGN REVIEW

18.100.040 Approval criteria.

In addition to the other requirements of the zoning code and other city ordinances, a project submitted for design review shall comply with the standards and criteria in subsections (A) and (B) of this section; all applications for a sign permit subject to the provisions of the sign code, Chapter 18.175 CMC, inclusive, shall comply with the rules and regulations of the committee adopted under the provisions of Division III of this title and other applicable provisions of the Cornelius City Code.

(A) Technical Standards. Where applicable, required off-site improvements shall be based on proportional analysis.

(1) Facilities and Services. The public and private facilities and services provided by the development are adequate as to location, size, design and timing of construction in order to serve the residents or establishments to be accommodated and meet city standards and the policies and requirements of the comprehensive plan. The service provider is presumed correct in the evidence which they submit;

Findings: The applicant proposes a Type III Site Design Review (DR-70-23) and Conditional Use Permit (CUP-02-23) application to redevelop a commercially zoned property and build a new three-story self-storage facility that will be 38.6-feet in height (3.6-feet taller than the height standard of the zone). The development will include a three-story 94,764-sf building for a U-Haul moving and storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area, a new parking lot, landscaping, a water quality facility, and new frontage improvements.

The site abuts Baseline Street, which is an ODOT facility and designated as a ‘Principal Arterial’ as defined by the 2020 Cornelius Transportation System Plan. N. 29th Avenue is a designated ‘Collector’ street. The applicant has provided documentation from ODOT that outlines ODOT’s

recommended conditions of approval. The existing access onto Baseline Street is proposed to be closed and three new accesses (driveways) from N. 29th Avenue are proposed. Two of the driveways are for the new facility, while the remaining driveway will be for the existing access easement, which serves the existing 4 tax lots and their associated dwellings.

The applicant proposes to connect to city utilities. The applicant has submitted a completed Service Provide Letter from CWS File #23-001653. There are no identified wetlands on the site, which were verified by DLS in a December 18, 2023 letter, as shown within Exhibit A.

The City of Cornelius currently contracts building services through the City of Forest Grove Building Division. Electrical Permits for Cornelius are reviewed and approved through Washington County. Staff finds that for the development the applicant shall meet all applicable State, County and City Building, Electrical, Plumbing, Mechanical Code requirements. This shall be a condition of approval.

When Building Permits are submitted, a geotechnical report for the foundation and foundation drainage will need to be incorporated in the submittal for Building Permits. This shall be a condition of approval.

The City Engineer submitted detailed comments regarding the proposal as identified with Exhibit, "B". Within his comments, he discusses issues and requirements that relate to Streets, Water, Sanitary Sewer, Stormwater, Erosion Control and Plan Review. With the City Engineer requirements, the project, with conditions of approval can comply with all applicable technical standards for facilities and services.

(2) Traffic Generation. Based on anticipated vehicular and pedestrian traffic generation and the standards and policies of the comprehensive plan, adequate right-of-way and improvements to streets, pedestrian ways, bikeways, transit ways and other ways are provided by the development in order to promote safety, reduce congestion, conserve energy and resources, and encourage transit use, bicycling and walking. Consideration shall be given to the need for constructing, widening and/or improving, to the standards of the comprehensive plan and this code, public streets, bicycle, pedestrian, and other ways in the area of the proposed development impacted by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, transit facilities, street drainage facilities, traffic calming devices, and other facilities needed because of anticipated vehicular, transit, bicycle, and pedestrian traffic generation. Access and street design shall comply with the standards identified in Chapter 18.143 CMC, Transportation Facilities, inclusive. Street trees shall be installed to the standards identified in CMC 17.05.040(D) (3) (k). In lieu of actual construction of off-site

improvements, the committee may accept written waivers of remonstrance to the formation of local improvement districts for the purpose of providing the needed off-site improvements or cash payment to the city in an amount equal to the estimated cost of said off-site improvements;

Findings: Based on City standards, neither the City Engineer nor ODOT are requiring a Traffic Study for the proposed redevelopment.

The applicant has submitted civil plans which show the proposed frontage improvements. The frontage improvements as defined by the City Engineer within his comments (Exhibit, "B") are required. This shall be a condition of approval.

The Site is at an intersection, with a pedestrian crossing N. 29th Avenue. At this intersection, there is an existing ADA ramp. The applicant shall verify that the existing corner ADA ramp meets current ODOT ADA standards. If the ramp does not meet the standards, the applicant is required to bring the ADA ramp up to the current standards. This shall be a condition of approval.

Prior to issuance of a building permit, the City shall review the building permit plans and provide the applicant a Notice of Transportation Development Tax (TDT) Decision, per the Washington County TDT procedures. The applicant shall indicate to the City, prior to issuance of the building permit, the preferred method of payment and pay the TDT accordingly. The City of Cornelius shall calculate and collect the TDT. Prior to issuance of Building Permits, the applicable TDT shall be collected. This shall be a condition of approval.

(3) Dedication. Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance and future expansion of public facilities and services, shall be required to protect the public from any potentially deleterious effects resulting from the proposed use to fulfill the need for additional, improved services, whether on- or off-site, created by the proposed use, and to effect the implementation of the standards and policies of the comprehensive plan;

Findings: The City Engineer provided comments in Exhibit B. All frontage improvements are to be placed within the right-of-way, unless otherwise approved by the City Engineer or ODOT. Based on the drawings and existing right-of-way of Baseline Street and N. 29th Avenue, no additional right-of-way will need to be dedicated, unless required by ODOT. N. 29th Avenue has a right-of-way that is 50-feet in width and Baseline Street has a right-of-way that is 80-feet in width (or greater in areas).

(4) Internal Circulation. There is a safe and efficient circulation pattern within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of vehicular, transit, and pedestrian access, exits, drives, walkways, bikeways, transit stops and facilities, building location and entrances, emergency equipment ways and other related on-site or off-site facilities so that there are adequate off-street parking and loading/unloading facilities provided in a safe, well designed and efficient manner. Consideration shall include the layout of parking, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage collection and storage points, as well as the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. Developments shall provide a safe and reasonably direct pedestrian connection from the main entrance to the public right-of-way and/or the pedestrian system or both. The pedestrian connection shall be reasonably free of hazards from automobile traffic, so as to help encourage pedestrian and bicycle travel;

Findings: The applicant submitted a site plan that shows the location of the building, parking spaces, landscaping, street trees, water quality facility and internal sidewalks. In front of the building, there are two sections of sidewalk between the parking spaces and front door entrances of the building. The sidewalks vary in width between 5-feet to 8-feet, as shown on the submitted site plan of Exhibit A.

The site plan shows internal parking along a portion of the southern property line, facing Baseline Street. The vehicle parking is setback 10-feet from the front property line. From these parking spaces, there are no internal marked pedestrian crossings to the front door. Staff finds the site plan also does not provide or show pedestrian connectivity from the public sidewalks to the main entrance of the building. A pedestrian connection from the Baseline Street sidewalk to the front door can be reasonable accommodated, which will also benefit customers parking in this area. Therefore, prior to building permit submittal, a revised site plan shall be provided to the Community Development Department that shows a pedestrian connection from the Baseline Street sidewalk to the front door of the building. The internal pedestrian connection that crosses the internal drive-aisle shall be striped. This shall be a condition of approval.

The proposed bicycle parking spaces are near the emergency exit of the building, near the SE corner of the building. CMC 18.145.050(M) describes that bicycle parking shall be conveniently located with respect to the street, bicycle path lanes and building entrances. For short-term bicycle parking, they are required to be located within 30-feet of the main entrance to the building. As proposed, the bicycle parking is approximately 85-feet from the main entrance. Therefore, the applicant shall submit a revised site plan that show the location of the required on-site bicycle parking spaces near the front door of the office/retail area. The revised site plan shall be reviewed and approved by the Community Development Director.

In the front of the building, the paved parking lot/maneuvering area is approximately 140-feet by 360-feet in size. This area is accessed by two driveways from N. 29th Avenue. As noted earlier, these two driveways exceed the maximum width standard, which is 35-feet. The large paved parking lot/maneuvering area is designed to accommodate large rental trucks and trailers. There are loading/unloading bays inside the building for customers to access the internal self-storage units. Customer parking is located along the front of the building and on south side of the building.

The applicant describes that the trash collection and storage area will be within the building. On trash collection day the trash bins are proposed be accessible for the trash collection company. For all business within the City of Cornelius, separating recyclable materials from trash is necessary, per CMC 8.01.150 Business Recycling. Within the business and trash collection facilities, there shall be adequate instructions and containers for sorting and separating recyclable materials from trash. Therefore, a condition of approval shall require that business comply with CMC 8.05. 150 Business Recycling.

(5) Maintenance of Private Facilities. Adequate means are provided to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency;

Findings: This proposal does not affect nor prohibit the provision of the maintenance of private or public facilities. The storm water will be required to drain into an approved water quality facility that will be constructed as part of this project.

As noted within Exhibit B, the City Engineer identifies that the design of the storm water facility is inadequate and must be addressed with plan revisions. The City Engineer outlines changes and options that the applicant must correct in order for the storm water facility to be functional and comply with CWS standards. After Exhibit B was provided to the Community Development Department, the Engineering comments were forwarded to the applicant, as noted within Exhibit D. Staff requested that applicant address significant stormwater facility design issues. For the new U-Haul facility to be functional, it must have an approvable storm water facility. The applicant has updated their proposal as shown within Exhibit D, demonstrating that changes have been made to the stormwater facility. The City Engineer notes that the proposal is now acceptable, which is to connect the detention pond drainage pipe into the Baseline Street line

system. Prior to building permit submittal, the applicant shall submit a final design of the utilities to the City Engineer for review and approval.

Prior to occupancy, the water quality facility shall be constructed as required by the City Engineer and a private storm water quality facility maintenance agreement shall be signed and recorded by the applicant. This shall be a condition of approval.

(6) Public Facilities. The structures and public facilities and services serving the site are designed and constructed in accordance with adopted codes and/or city standards at a level which will provide adequate fire protection and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;

Findings: The public facilities that will serve the site shall be constructed to City Public Works Standards. A condition of approval shall require that the applicant submit the necessary documentation as required by the City Engineer (Exhibit B) for engineering plan review and approval of the public improvements.

The applicant shall also meet all applicable requirements as deemed necessary from the Building Official and Fire Department for fire protection and public safety.

The Building Official requires a geotechnical report with the Building Permit submittal. This shall be a condition of approval.

The Fire Marshall requirements include:

1. An Emergency Responder Communication System per OFC 510.1.1.
2. Landscaping needs to allow for effective access to all hydrants.
3. A Knox box is required for the front door and the riser room door.
4. A new fire hydrant shall be incorporated into the public improvement and utility plans. The location of the new fire hydrant shall be coordinated with the Fire Marshall and the City Engineer.

These shall be conditions of approval.

(7) Security. Adequate facilities shall be provided to prevent unauthorized entries to the property, facilitate the response of emergency personnel, and optimize fire protection for the building and its occupants. Adequate facilities may include, but not be limited to, the use of lighted house numbers and a project directory for multi-family projects of three or more units;

Findings: This is a commercial project. Prior to occupancy, the applicant/property owner shall comply with any fire, life, and safety requirements as deemed necessary by the Cornelius Fire

Department. Prior to occupancy, the new building shall be adequately addressed for location by emergency personnel. This shall be a condition of approval.

For commercial buildings, the Cornelius Fire Department requires installation of a Knox Box for emergency access. The Knox Box shall be installed prior to issuance of a final occupancy permit. These shall be conditions of approval.

The Deputy Fire Marshal has indicated that for buildings over 50K sf., they are required to have an Emergency Responder Communication System per OFC 510.1.1. This is a communication system that allows emergency personnel within a large commercial structure to communicate throughout it efficiently.

(8) Grading. The grading and contouring of the site takes place and site surface drainage and on-site storage of surface waters facilities are constructed so there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system and that said site development work will take place in accordance with the city site development code;

Findings: Prior to site development, the applicant shall be required to submit a final grading and storm water design to the City Engineer and Building Official for review and approval. This shall be a condition of approval. The grading and contouring of the site shall be so surface drainage and the water quality facility do not impact abutting properties.

The City Engineer identified that prior to development of the site a 1200-CN Erosion Control Permit is required. Therefore, this shall be a condition of approval. The applicant shall meet all applicable City and CWS requirements prior to any site work. This shall be a condition of approval.

(9) Utilities. Prior to the development of a site, utilities shall be extended to serve the site or financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. Electric, telephone, and other utility services to new development shall be located underground. New utilities for redeveloped parcels shall be located underground from the right-of-way to the redeveloped parcels;

Findings: The lot is currently developed. For the new redevelopment, the applicant will permanently remove the existing structures. The applicant provided utility plans for the site. It is the developer's responsibility to connect to the public utility system. All utilities that will service the development shall be located underground from the right-of-way prior to occupancy. Prior to building permit submittal, a final design of the utilities must be reviewed and approved by the City Engineer. This shall be a condition of approval. As part of the required frontage improvements, utilities will also be required to be underground.

The City Engineer notes that no street lights are shown on the plans, as noted within Exhibit B. Street lights are necessary on Baseline Street and N. 29th Avenue. Street lights shall be shown on the final utility plans, as required by the City Engineer. The street lights on N. 29th Avenue and Baseline Street shall be installed and functioning prior to issuance of a final occupancy permit. This shall be a condition of approval.

(10) Accessibility. Access and facilities for physically handicapped people are incorporated into the site and building design with particular attention to providing continuous, uninterrupted access routes;

Findings: The applicant shall comply with the requirements of the Americans with Disabilities Act (ADA) prior to occupancy of the structure. The ADA parking space(s) and internal sidewalks and their connections to the public sidewalk shall meet all applicable Building Code and ADA requirements. This shall be a condition of approval.

Additionally, ODOT is requiring the applicant ensure that the ADA ramp at N. 29th Avenue is constructed to current ODOT ADA standards. If it is not constructed to the ODOT ADA standards, then the applicant is responsible for replacing the access to the current standards. This shall be a condition of approval.

(11) Bicycle Lanes and Sidewalks. Where street improvements on arterials and collectors are required as a condition of development approval, they shall include bicycle lanes and sidewalks constructed in accordance with city standards.

Findings: The applicant acknowledges where street improvements on arterial or collector streets are required, they shall include bicycle lanes or off-street multimodal pathways, and sidewalks constructed in accordance with city standards.

The City Engineer and ODOT are requiring minor frontage improvements along Baseline Street, which is a Primary Arterial. The existing access onto Baseline Street is proposed to be permanently closed.

Along the N. 29th Avenue frontage, the City Engineer is required full frontage improvements. N. 29th Avenue is designated within the City of Cornelius Transportation System Plan (TSP) as a 'Collector' street. Frontage improvements plans are required to be to city standards, which include sidewalks and bicycle lanes.

(B) Design Standards.

(1) Relation of Building to Site. The proposed structures shall be related harmoniously to the terrain and to existing buildings which have a visual relationship to the proposed structure. Building height, bulk, lot area, coverage, setbacks, and scale should be particularly considered with regard to achieving compatible relationships. Screening, except in the industrial zone, exposed storage areas, utility buildings, machinery, service and truck loading areas, solid waste disposal cans, containers and other structures, and other accessory uses and structures, shall be adequately set back and screened. If a building is constructed, enlarged or altered to meet Type II thresholds and is located within 500 feet of a bus/transit stop, a main entrance door shall be placed on the street side of the bus/transit line and located as close as structurally possible to the bus/transit stop in compliance with this title;

Findings: The applicant has submitted a site plan (Exhibit A) of the proposed development. The new building will be located mainly in the eastern half of the property. The site plan shows three new driveways along N. 29th Avenue. The retail/showroom area will be located in the SW corner of the building. The site plan shows no pedestrian connectivity from the public sidewalks to the main entrance of the building. Staff finds that a pedestrian connection from the Baseline Street sidewalk to the front door can be reasonably accommodated. Therefore, prior to building permit submittal, a revised site plan shall be provided to the Community Development Department that shows a pedestrian connection from the Baseline Street sidewalk to the front door of the building. The area of the internal pedestrian connection that crosses the internal drive-aisle shall be striped. This shall be a condition of approval.

The applicant provided renderings and architectural plans of the proposed structure to be placed on-site, as shown within Exhibit A. The setbacks comply with the C-2 zoning district standards. The applicant is requesting CUP approval to increase the height of the building 3.6-feet above the allowable 35-foot height limitation.

The applicant has provided a detailed landscaping plan. The landscaping plans show the location of the proposed landscaping with a plant schedule (variety type). The landscaping plan shows that landscaping will be located in key locations that will provide screening to the nearby residential neighborhood and provide for landscaping focal points from Baseline Street and N. 29th Avenue.

For all business within the City of Cornelius, separating recyclable materials from trash is necessary, per CMC 8.01.150 Business Recycling. Within the business and trash collection facilities, there shall be adequate instructions and containers for sorting and separating recyclable

materials from trash. Therefore, a condition of approval shall require that business comply with CMC 8.05.150 Business Recycling.

(2) Trees and Vegetation. The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees;

Findings: The site is currently developed with a commercial structure that is commonly known as Murphy's Furniture. The majority of the site consists of a field area, shrubs and a few trees. The applicant has submitted a detailed landscaping plan that shows the new landscaped areas. The applicant's proposal (Landscape Plan) appears not to preserve any of the existing trees or vegetation. Staff finds that the existing trees and vegetation are not significant in size.

(3) Historic Structures. Consideration is given to the effect of the proposed development on historic buildings or features both on the site and within the immediate area;

Findings: There are no known historic structures on or near the property.

(4) Grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site;

Findings: The lot is relatively flat with slopes towards the eastern property lines. There will be on-site grading necessary to redevelop the Site. The applicant provided an existing conditions plan, demolition plan, erosion control plan and site plan, a specific grading plan was not provided. The plans provided show the site in detail with topographical contours. Prior to issuance of any permits the applicant shall provide this department a copy of the grading plan. The grading and contouring plan shall be reviewed by the City Engineer and Building Official prior to issuance of a grading permit. This shall be a condition of approval.

As the site does have slopes, fill dirt may be necessary. It is unknown if retaining walls are proposed. The final grade and any soil retention methods used for the development shall not impact the abutting property owners and their land. This shall be a condition of approval.

(5) Landscaping. The quality, location, size, and structural and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas are such that they serve their intended purposes and have no adverse effect on existing or contemplated abutting land uses;

Findings: The landscape planting plan shows trees and ground cover to be placed on-site. The placement of landscaping on the site is in logical areas around the buildings, walkways and parking lot. The placement of the landscaping is not anticipated to have an adverse effect on the proposed development or abutting land uses. To ensure plant health, the living landscape areas shall be maintained and an irrigation system shall be installed. The installation of the irrigation system shall be to the City and State Plumbing Code. This shall be a condition of approval.

In addition to the current CMC landscaping standards, applicants are required to address a Climate Friendly and Equitable Communities (CFEC) rules and analysis. Staff finds this application was submitted prior to the rules; therefore, the development does not need to comply with these standards. In Oregon State, all applications are subject to the rules in effect at the time of application submittal. If a new application is submitted, then it shall comply with the applicable CFEC rules.

(6) Lighting. Adequate exterior lighting shall be provided to promote public safety, and shall be designed to avoid unnecessary glare upon other properties;

Findings: The applicant is proposing exterior lights throughout the development. A photometric plan and lighting fixture details have been provided, as shown within Exhibit A. It appears the proposed lighting plan will comply to the CMC standards. To protect the nearby uses on adjacent properties and public ROWs, a condition of approval shall require that unnecessary on-site lighting may not shine or glare into adjacent properties or public ROWs.

(7) Solar Access. In determining the appropriate relation of the building or structure to the site, the committee shall require that the building or structure be located on the site in a location and direction that will maintain, where feasible, solar access for adjacent properties and buildings or structures within the site.

Findings: The applicant states within Exhibit, “A”, “*As recommended by the city, the existing access has been relocated to align with the business across the street. Therefore, the proposed new development has been appropriately designed in relation to the site and is in a location and direction where feasible access for adjacent properties and buildings is provided. In additions, the site is designed to comply with City design standards, and to function safely and efficiently for the business and their customers. Deeper setbacks are proposed adjacent to residential uses to minimize impact, including a 50-foot easement, private road, building setback, and 20-foot buffers. The location of these physical elements on the development plan will minimize the shadow onto the adjacent residential properties to the maximum extent feasible.*”

Staff finds the placement of the proposed three-story structure, as described by the applicant, will have little to impact solar access. Public notice was mailed to adjacent property owners and as noted, no letters or concerns have been raised regarding the new building.

CHAPTER 18.105.030.B. CONDITIONAL USE PERMIT APPROVAL CRITERIA:

(1) The proposed development will comply with the Comprehensive Plan.

Findings: The subject parcel is designated on the Comprehensive Plan as Commercial. The City Zoning Map designates the parcel as Highway Commercial, C-2. In Chapter V (Economic Development) of the Comprehensive Plan there are policy statements that support and promote continued commercial activity and diversification.

To highlight the sections of the Comprehensive plan, staff provides the following findings:

- Chapter 1 Citizen Involvement; the City and the applicant has provided adequate public notice and held the required neighborhood meeting prior to this application submittal.
- Chapter 2 Urbanization; the proposal will not impact population growth statistics within the region.
- Chapter 3 Land Use; the proposed retail use (portion of) is specifically identified within CMC Section 18.45.020(A), which is permitted outright. The proposed redevelopment for an indoor mini-storage facility identified within CMC Section 18.45.030 (K) and request to exceed the maximum height limitation of the zone (G) are uses that require conditional use permit approval. The retail and servicing aspect of the proposed use are permitted outright, while the outdoor storage and display requires conditional use permit review, which was reviewed administratively through CUP-01-23 (Exhibit, “E”).
- Chapter 4 Housing; the proposal does not impact housing needs within the city.
- Chapter 5 Economic Development; the applicant describes that the proposal will benefit the city with additional jobs, tax revenue, and spending. With the proposal, it is compatible with nearby businesses and residential areas. As density of the city increases, with smaller lots, the proposed indoor storage facility with a height increase request will assist residences of the city and nearby communities to store their personal items.
- Chapter 6 Natural and Cultural Resources; The applicant has provided a CWS Service Provider Letter, CWS file #23-001653. Prior to issuance of the CWS Service Provider Letter, the applicant was required to obtain a wetland determination report from the Division of State Lands, DSL. DSL determined that no jurisdictional wetlands or other waters from the state are within the study area.

- Chapter 7 Public Facilities and Services; The applicant is proposing to redevelop the Site with this application. Connection to City services and improvements public facilities are proposed.
- Chapter 8 Transportation System Plan; The applicant is proposing to redevelop the Site. Frontage improvements along N. 29th Avenue to City Standards is proposed as well as improvement to the Baseline Street frontage.

This proposed use represents a highly diversified business with consumers who are looking for specific storage, moving equipment and services. The operation will also support local employment and dependence on other area commercial businesses. The applicant is not proposing a change in zoning or an amendment to the Comprehensive Plan to accommodate the proposed use.

Conclusion: Based upon the findings above, staff concludes this criterion is met.

(2) The applicable requirements of the zoning district are satisfied; and

Findings: The subject property is zoned Highway Commercial (C-2). Via DR-34-23 the applicant received Type I Site Design review approval for a ‘change of use’ within a portion of the building, from a furniture store to retail services for U-Haul. Within this application, the applicant indicated to the city that the whole site will be redeveloped, as proposed within Exhibit “A”. For redevelopment of the site a Type III Site Design Review application has been submitted (DR-70-23), as well as a Type III Conditional Use Permit (CUP-02-23) for a ‘Indoor mini-storage facility’ as identified via CMC 18.45.030(K) and a request to exceed the height limitation of the zone per CMC18.45.030(G).

Conclusions: Based upon the findings above, staff concludes this criterion can be met with conditions of approval.

(3) That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood.

Findings: The applicant has submitted a narrative statement and site plan, as shown in Exhibit A. The site currently developed with a commercial use. The proposed development (building) is orientated so there will be minimum impacts to the abutting properties. The outdoor equipment and activities will be facing Baseline Street and N. 29th Avenue.

No formal written comments regarding the applications, DR-70-23 and CUP-02-23 have been submitted.

Conclusions: Based upon the findings above, staff concludes this criterion can be met.

(4) The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.

Findings: The applicant is requesting conditional use approval for an indoor mini-storage facility with a request to exceed the height limitation of the zone by 3.6 feet. The new building will be 38.6 feet tall. Staff finds that the proposed use will further enhance a growing commercial corridor. The proposal is consistent with Goal 5 (Economic Development) of the Comprehensive Plan, because the business will diversify the City's breadth of commercial uses. The business will also add employment and revenue opportunities to the City's economic base.

In addition, the proposed redevelopment of the site will add critical frontage improvements to N. 29th Avenue and improve the State Highway corridor (Baseline Street).

Conclusions: Staff concludes that the proposed indoor self-storage facility with a height increase for U-Haul can be reasonably compatible with and have a minimum impact on the livability and development of surrounding properties with the following conditions.

CONCLUSION

Based upon the findings above, staff concludes that the proposed redevelopment of the site, as proposed in Exhibit A, can conform to the applicable chapters of the CMC with conditions of approval.

RECOMMENDATION

Based upon the facts, findings, and conclusions presented in this Staff Report, the Community Development Director recommends that the Planning Commission approve DR-70-23 and CUP-02-23, subject to the following conditions of approval:

Prior to Building Permit Submittal to the City of Forest Grove Building Division

1. The applicant shall apply for and receive Preliminary Land Partition Plat and Final Plat approval for a 'One-Lot' Land Partition to legally redescribe the two tax lots into one lot. The Final Plat shall be recorded with Washington County.
2. The applicant shall submit a revised site plan that shows the location of the required on-site bicycle parking spaces (3 spaces) near the front door of the office/retail area. The revised site plan shall be reviewed and approved by the Community Development Director.
3. The applicant shall submit a revised site plan that shows a pedestrian connection (crossing) from the sidewalk of Baseline Street to the front door of the office/retail area.

The revised site plan shall be reviewed and approved by the Community Development Director.

4. The applicant shall submit a final design of the utilities to the City Engineer for review and approval.
5. The applicant shall submit their public improvement plans to be reviewed and approved by the City Engineer.
6. An additional fire hydrant shall be incorporated into the public improvement and utility plans. Its placement shall be reviewed approved by the City Engineer and Fire Department.
7. Plans to be reviewed and approved by the City Engineer and shall be adjusted for driveways so that they do not to exceed 35-feet in width.
8. The applicant shall submit an on-site grading plan for the City of Cornelius Community Development to review.
9. When Building Permits are submitted, a geotechnical report for the foundation and foundation drainage shall be incorporated in the submittal.

Prior to Site Development

10. The applicant shall obtain all the necessary demolition, grading and erosion control permits for on-site and off-site work.
11. The applicant shall submit the necessary documentation for engineering plan review and approval of the proposed public improvements as required by the City Engineer in Exhibit B.
12. The applicant shall obtain the necessary access, miscellaneous, and construction permits from ODOT. The applicant shall comply with ODOT's recommended conditions of approval for design along Baseline Street.
13. The applicant shall apply for and receive any permits as required by CWS.

Prior to Building Permit Issuance

14. The City shall review the building permit plans and provide the applicant a Notice of TDT Decision, per the Washington County TDT procedures. The applicant shall indicate to the City their preferred method of payment and pay the TDT accordingly, if necessary.

15. The applicant shall obtain all the appropriate Building, Plumbing, Electrical, and Mechanical Permits and shall meet all applicable Building Code requirements for the proposed development.
16. The applicant shall provide plans that demonstrate the stormwater system complies with all applicable CWS standards, including LIDA, to be reviewed and approved by the City Engineer.
17. Prior to issuance of the approved engineering plans, the applicant shall post with the City a performance security assigned to the City for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.
18. The existing billboard on-site shall permanently be removed.

Prior to Occupancy

19. Prior to issuance of Final Occupancy Permits, all required conditions of approval from this report shall be satisfied.
20. All landscaping, including street trees and irrigation, shall be installed per the approved landscaping plans. The installation of the irrigation system shall be to the City and State Plumbing Code.
21. The applicant shall coordinate with the City Engineer and install all frontage improvements that abut the property to the public works standards or ODOT standards, as applicable.
22. The internal pedestrian crossing from the Baseline Street sidewalk to the front door of the office/retail area shall be striped.
23. The applicant shall construct an on-site storm drainage system in conformance with CWS standards. All public improvements shall be in accordance with the City Engineer's comments, attached herein as Exhibit B.
24. A private storm water quality facility maintenance agreement shall be signed and recorded by the applicant.
25. The applicant shall comply with all requirements as deemed necessary by the Cornelius Fire Department and the Building Official.

26. The building shall be adequately addressed for location by emergency personnel.
27. A Knox Box shall be installed near the front entrance, as required by the Fire Department.
28. The building shall comply with communications enhancement requirements as required by the Fire Department.
29. All new utilities serving the site shall be located underground.
30. The applicant shall obtain any required maintenance bonds for street trees and the water quality facility.
31. The applicant shall coordinate the installation of a mail box with the City and the Post Master, if proposed.
32. All on-site lighting be installed and functional. Unnecessary lighting shall not glare or shine into abutting properties or into the abutting public rights-of way as required by CMC 18.45.050(C)(2).
33. The development shall comply with all applicable ADA requirements.
34. A pedestrian pathway that connects the front door of the new business to Baseline Street, shall be installed.
35. The street lights on N. 29th Avenue and Baseline Street shall be installed and functioning, as approved by the City Engineer and ODOT.

Other

36. Trees planted on-site be maintained according to ANSI standards. If any trees are removed, each tree must be replanted to the approved landscape plan *and supplemental landscape plan shown and submitted for the record on March 12, 2024.*
37. When at maturity, at least 80 percent of the landscape area shall be covered by plant material, lawn, and trees.
38. The clear vision areas per CMC 18.150.070 at the driveways along N. 29th Avenue shall be met.

39. The ADA ramp at the intersection of N. 29th Avenue and Baseline Street shall be improved to current ADA standards, if deemed necessary by ODOT and the City Engineer.
40. The applicant shall meet all applicable State, County and City Building, Electrical, Plumbing, and Mechanical Code requirements.
41. All applicable conditions of approval from CUP-01-23 (Exhibit E) for the approved the outdoor storage of rental equipment for U-Haul shall remain applicable.
42. The new building shall not exceed 38.6 feet in height.
43. Chain link fencing shall not be galvanized.
44. Signage that is placed on the property must receive Sign Permit approval through a Sign Permit application review process.
45. The streets and pedestrian walkways shall be lighted during the hours of darkness in accordance with the public works standards.
46. All materials and wastes shall be managed/stored and the grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents, or create a health hazard.
47. The dumpsters/trash bins be kept inside the designated trash collection areas and they shall not be left outside for an extended period of time on trash collection days.
48. The business shall comply with CMC 8.05.150 Business Recycling.
49. Any damage to any public improvements or the public right-of-way as a result of construction shall be repaired and/or replaced to City standards by the applicant/owner.
50. The Community Development Director is authorized to suspend or revoke any permit if there is probable cause to believe that the conditions of the permit or any provisions of this ordinance have been violated or that the use is causing a nuisance to the public or surrounding properties. In any case, where the Community Development Director finds a serious danger to the public health or safety, the Community Development Director may suspend the permit without a hearing. In all other cases, the applicant may appeal the Community Development Director's decision of revocation per the applicable Sections of the City Code.

Date of recommendation: **February 20, 2024**



Tim Franz, Senior Planner



Barbara Fryer, AICP, Community Development Director

Exhibits: “A” Applicant’s submittal
 “B” City Engineer
 “C” Affidavit of Public Notice
 “D” Updated Civil Plans with correspondence
 “E” CUP-01-23



CITY OF CORNELIUS
COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL STAFF REPORT

**U-Haul – COMMERCIAL DEVELOPMENT
Type III Site Design Review
Type III Conditional Use Permit**

Land Use File Numbers DR-70-23 and CUP-02-03

**Planning Commission Hearing Date: March 12, 2024
Supplemental Staff Report Date: February 27, 2024**

Request: A Type III Site Design Review (DR-70-23) and Type III Conditional Use Permit (CUP-02-23) to redevelop a commercially zoned property and build a new three-story self-storage facility that will be 38.6-feet in height (3.6-feet taller than the height standard of the zone). The development will include a three-story 94,764-sf building for a U-Haul moving and storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area, a new parking lot, landscaping, a water quality facility, and new frontage improvements.

Applicant: ~~Shannon Marvin, MCP~~ **Property** Mary Delfs
Lance Blades, Marketing President **Owner:** 2962 Baseline Street
2727 N Central Avenue Cornelius, OR 97113
Phoenix, AZ 85004

Site: 2962 Baseline Street, Cornelius, OR 97113
Map: Township 1 North, Range 3 West, Map 34 DD, Tax Lot #07700 and #07900.
Zone: Highway Commercial, C-2

Process: Approval of a Type III Site Design Review, Type III Conditional Use Permit and Type II Land Partition with public hearing shall be processed consistent with Cornelius Municipal Code (CMC) Section 18.15.010(C), a Type III Planning Commission Review. The application shall be processed with notice and a public hearing before the Planning Commission pursuant to CMC Chapter 8.15.040. The notice of the Planning Commission’s decision shall be provided to the applicant, interested parties, and anyone that testifies in the matter.

APPEAL RIGHTS

An affected party may appeal a decision of the Planning Commission to the City Council by filing an appeal within ten (10) working days of notice of the decision pursuant to the CMC. The notice of appeal shall indicate the decision that is being appealed and include all required contents pursuant to CMC Chapter 18.15.090.

APPLICABLE CRITERIA OF THE CORNELIUS MUNICIPAL CODE

- Chapters 18.10 & 18.15 (Application & Review Procedures)
- Chapter 18.45 (Highway Commercial, C-2)
- Chapter 18.100 (Site Design Review)
- Chapter 18.105 (Conditional Use Permit)
- Chapter 18.143 (Transportation Facilities)
- Chapter 18.145 (Off Street Parking and Loading)
- Chapter 18.155 (Solar Access for New Development)

Chapter 18.155 Solar Access for New Development is the sole subject of this Supplemental Staff Report. This section was inadvertently missed in the original staff report.

18.155.040 Access to Sunshine.

The elements of a development plan shall be located and designed, to the maximum extent feasible, to protect access to sunshine for planned solar energy systems or for solar-oriented rooftop surfaces that can support a solar collector or collectors capable of providing for the anticipated hot water needs of the buildings in the project between the hours of 9:00 am and 8:00 pm PST on December 21st.

The project can support solar-oriented rooftop arrays to provide solar energy or power for hot water needs of the building. There is sufficient space and the solar arrays available in today's market place can be oriented to maximum the solar gain.

18.155.050 Shading.

(A)The physical elements of the development plan shall be, to the maximum extent feasible, located and designed so as not to cast a shadow onto structures on adjacent property greater than the shadow which would be cast by a 25-foot hypothetical wall located along the property lines of the project between the hours of 9:00 am and 3:00 pm PST on December 21st.

The following picture identifies the latitude and longitude of the project site.

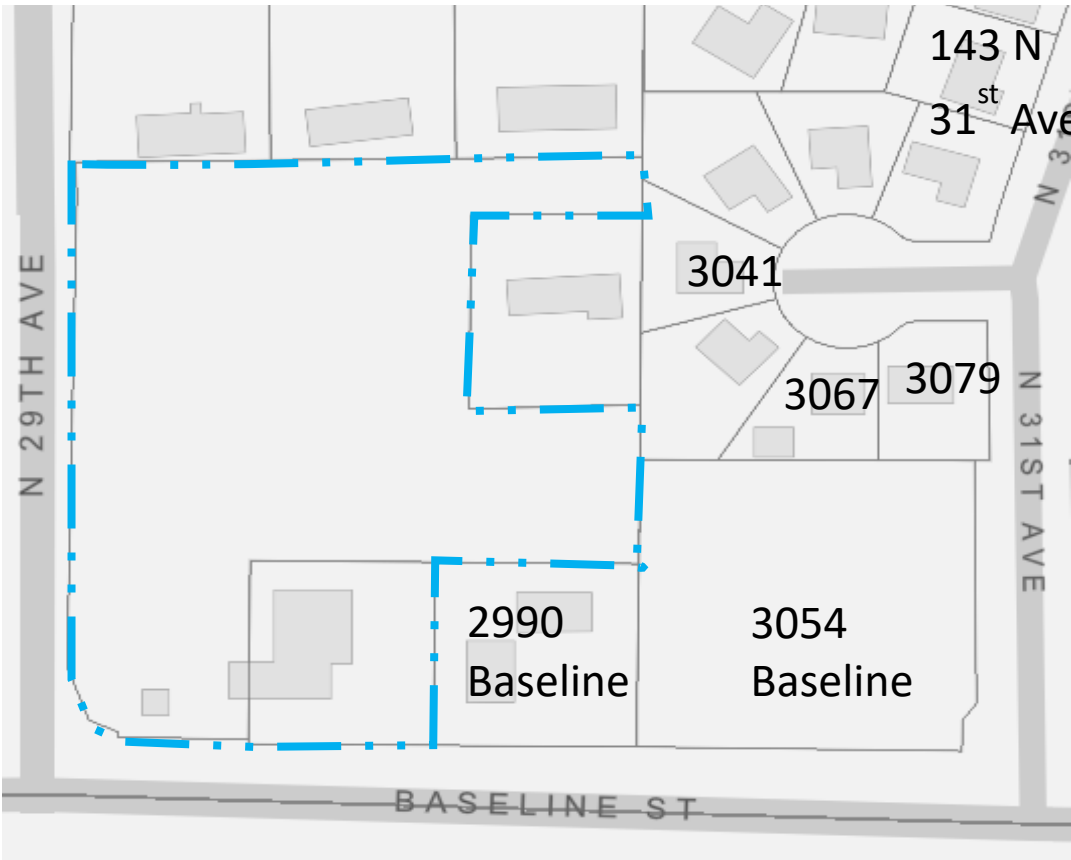
Assessment & Taxation Report	
General Property Information	
Site Address:	. CORNELIUS OR, 97113
Tax Lot ID:	1N334DD07700
Property Account ID:	R755837,
Property Classification:	2210 - - See full list of Codes
Neighborhood Code:	ZFGC
Latitude / Longitude:	45.5208522 / - 123.035139

The National Oceanic and Atmospheric Administration has a Solar Position Calculator on their web site. The following two charts are copied from that website and depict the solar position for the largest of the two tax lots in question. The first chart is for 9:00 am and the second chart is for 1500 hours, or 3:00 pm.

City:		Deg:	Min:	Sec:	Time Zone	
Portland, OR		Lat: North=+	45	31	1	Offset to UTC (MST=+7): Daylight Saving Time:
		South=-				
Click here for help finding your lat/long coordinates		Long: East=-	122	39	0	8 No
		West=+				
Note: To manually enter latitude/longitude, select Enter Lat/Long -> from the City pulldown box, and enter the values in the text boxes to the right.						
Month:	Day:	Year (e.g. 2000):	Time: (hh:mm:ss)			
December	21	2024	9	: 00	: 00	<input type="radio"/> AM <input type="radio"/> PM <input checked="" type="radio"/> 24hr
Calculate Solar Position						
Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle		
1.57	-23.44	137.01	8.87	0.1542		
Azimuth is measured in degrees clockwise from north. Elevation is measured in degrees up from the horizon. Az & El both report dark after astronomical twilight .						

City:		Deg:	Min:	Sec:	Time Zone	
Portland, OR		Lat: North=+	45	31	1	Offset to UTC (MST=+7): Daylight Saving Time:
		South=-				
Click here for help finding your lat/long coordinates		Long: East=-	122	39	0	8 No
		West=+				
Note: To manually enter latitude/longitude, select Enter Lat/Long -> from the City pulldown box, and enter the values in the text boxes to the right.						
Month:	Day:	Year (e.g. 2000):	Time: (hh:mm:ss)			
December	21	2024	15	: 00	: 00	<input type="radio"/> AM <input type="radio"/> PM <input checked="" type="radio"/> 24hr
Calculate Solar Position						
Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle		
1.45	-23.44	219.32	10.95	0.1899		
Azimuth is measured in degrees clockwise from north. Elevation is measured in degrees up from the horizon. Az & El both report dark after astronomical twilight .						

Using an obstruction shading calculator, a 25 foot height wall with the sun at 23.44 degrees (same solar declination for both times) would need a minimum distance of 57.7 feet to avoid shading. For a 38.6 foot building, the distance is 89 feet, while a 35 foot building is 80.7 feet. Based on analysis using the aerial view of the property and a GIS application, the yellow line on the next page is approximately 89 feet from the new proposed building.



The northern portion of the closest building would be shaded, however; the southern



Approximately 89 feet from the proposed building

exposure (where you would place solar) would not be shaded as the building is set back beyond the roof pitch line.

18.155.050 Shading.

(B)The impact of trees shall be evaluated on an individual basis considering the potential impacts of the shading and the potential adverse impacts that the shading could create for the adjacent properties in terms of blocking sunlight in indoor living areas, outdoor activity areas, gardens, and similar spaces benefiting from access to sunlight.

No new trees are proposed that would potentially block sunlight to any of the adjacent properties.

Date of Supplemental Staff Report: **February 27, 2024**



Barbara Fryer, AICP, Community Development Director

Date of Planning Commission Decision: March 12, 2024



Dave Waffle, Planning Commission Chair

Exhibit “A”

AMERCO[®]

REAL ESTATE COMPANY

2727 NORTH CENTRAL AVENUE, 9-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6502 • FAX: 602.277.5824

01-03-24

Tim Franz, Senior Planner
City of Cornelius
Community Development
1300 S Kodiak Circle
Cornelius, OR 97113

RE: Completeness Review Letter for a Type III Site Design Review and Type III Conditional Use Permit for a new U-Haul storage and rental facility located within the Highway Commercial, C-2 zone of Cornelius.

Location: 2962 E Baseline Street
Cornelius, OR 97113

Dear Mr. Franz:

Below is a written response for the completeness review dated 07-21-23.

Comment 1: Provide a signed updated application.

Response: Done.

Please refer to attached updated application.

Comment 2: Address CMC 18.45 Highway Commercial Zone (C-2) Development requirements Performance standards and Development Standards, and signage.

Response: Done.

Please refer to attached Development Standards report dated 01-03-24 addressing performance standards.

Comment 3: Provide an approved Clean Water Services (CWS) Provider Letter.

Response: Done.

Please refer to attached Letters of Approval from Department of State Land dated 12-18-23 and Clean Water Services (CW) dated 12-22-23.

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PHONE: 602.263.6502 • FAX: 602.277.5824

Comment 4: Provide letter from the Oregon Department of Transportation, in which they acknowledge the proposed plans.

Response: Done.

Please refer to the attached ODOT letter dated 08-14-23 acknowledging the proposed plans.

Comment 5: Address CMC 18.155 - Solar Access for new Development.

Response: Done.

Please refer to attached Development Standards report dated 01-03-24, pages 16 and 17 addressing CMC 18.155 Solar Access for New Development performance standards.

Comment 6: Provide detail of garbage collection facility.

Response: Done.

Please refer to attached Civil Engineered Site Plan, page C4 dated December 2023 showing the location of the refuse collection area located within the building that will be rolled-out by the owner on pick-up day.

Comment 7: Provide bicycle on-site bicycle parking details. Bicycle parking is required per CMC 18.145.030 Table 1.

Response: Done.

Please refer to attached Civil Engineered Site Plan, page C4 dated December 2023 showing the location of the bicycle parking located on the south side of the building.

Comment 8: Provide details for proposed on-site lighting.

Response: Done.

Please refer to attached Site Photometric Plan (PH1) and cut sheets dated 07-12-23.

Comment 9: Provide details for on-site fencing.

Response: Done.

Please refer to attached Civil Engineered Utility Plan, page C5 dated December 2023 showing the location of the 6-ft, vinyl coated, chain link fence enclosing stormwater retention area that is required by Clean Water Services and Landscape Plan, page C7 dated December 2023.

Comment 10: Provide detailed floor plans for each level of the building. Please include storage unit count for each floor.

Response: Done.

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PHONE: 602.263.6502 • FAX: 602.277.5824

Please refer to attached Floor Plan (A1.1) dated 04-17-23 including proposed storage unit mix table.

Comment 11: Provide copies of the recorded easements on the property for staff to review, as new utilities and other items are proposed to be located within them.

Response: Done.

Please refer to attached Civil Engineered Utility Plan, page C5 dated December 2023. Final recorded easements will be completed with building permits.

Comment 12: Please address the existing on-site billboard in more detail, as it appears to be overhanging into the public right-of-way and is considered non-conforming.

Response: Acknowledged.

The current owner plans to remove the structure after the lease is terminated.

Comment 13: Pay Land Use acquisition fees.

Response: Done.

Comment 14: Provide 5 additional copies of the complete application packet, as amended, per information above and below, on full electronic copy of the application packet (email or thumb with a PDF) and one copy of the application packet that is unbound and 8 1/2" x 11 " in size.

Response: Done.

Comment 15: Staff recommends including adequate findings for increase height.

Response: Done.

Please refer to attached Development Standards report dated 01-03-24, page 4, Development Requirements-CMC 18.45.040(C), height of building and exterior elevations with imaging dated 09-26-23.

Comment 16: Staff recommends including materials for a Preliminary (one lot) Land Partition with this application.

Response: Acknowledged.

Since we do not own the property, we will submit the materials for a Preliminary (One Lot) Land Partition as part of the building permit applications.

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REAL ESTATE COMPANY

2727 NORTH CENTRAL AVENUE, 9-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6502 • FAX: 602.277.5824

Thank you for the information and review. We look forward to working with the City of Cornelius.

Sincerely Submitted,

AMERCO Real Estate Company
2727 N Central Avenue
Phoenix, AZ 85004

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	_____

APPLICATION TYPE

Type I – administrative review without public notice

- | | | |
|--|---|--|
| <input type="checkbox"/> Design Review I | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat | <input type="checkbox"/> Subdivision—Final Plat | |
| <input type="checkbox"/> Other <i>please describe:</i> _____ | | |

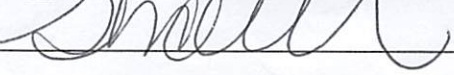
Type II – administrative review with public notice

- | | | |
|--|--|---|
| <input type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other <i>please describe:</i> _____ | | |

Type III – public hearing(s) required with public notice

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Design Review III | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> ROW/Easement Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other <i>please describe:</i> _____ | | |

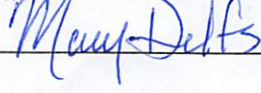
APPLICANT INFORMATION

Name: Shannon Marvin, MCP Signature: 

Mail Address: 2727 N Central Avenue Phoenix, AZ 85004

Phone: 541-279-0552 Fax: 602-277-5824 E-mail: shannon_marvin@uhaul.com

PROPERTY OWNER INFORMATION

Name: Mary Delfs Signature: 

Mail Address: 2962 E Baseline St Cornelius, OR 97113

Phone: 503-640-1124 Fax: 503-640-9093 E-mail: info@murphysfurniture.net

SUBJECT SITE INFORMATION

Property Address: 2962 E Baseline St Cornelius, OR 97113

Map & Tax Lot Number(s): R2032354, R755837

Current Zoning: N/A Total Size of Site: +/-2.9 acres

Existing Use: Furniture Store

Proposed Use: Self-storage, truck/trailer sharing or leasing and related retail sales

Design Review – Type II or III Submittal Checklist

Community Development

Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

Written Narrative Requirements

- X A. **Checklist.** Please provide one completed copy of this six-page checklist.
- X B. **Description of proposal.** Please describe what changes are proposed to the site, structure, landscaping, parking, and land use. Provide findings verifying that the intended use is allowed by the City's *Development Code* (Chapter 18).
- X C. **Approval criteria findings:** Please provide findings verifying that the proposal meets the Code's requirements found in *Section 18.100*, Land Use & Zoning Site Design Review, Development Requirements & Standards of the applicable zone, and the off-street parking and loading requirements of *Section 18.145.*, in addition, provide findings for any other applicable Code requirements. Specify conformance or proposed variance request from those requirements.
- X D. **Technical and design standards.** Please provide findings specifically addressing each criteria found in *Section 18.100.040* of the City's *Development Code* (Chapter 18).
- X E. **Proposed Operations:** Please provide the hours of operation, total number of employees, and maximum number of employees per shift.
- X F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

Written Narrative Requirements (cont.)

- X G. **Site Analysis Information:**
- | | | |
|---|-----------------------------|---------|
| 1. Existing building area: | <u>None</u> | sq. ft. |
| Proposed building addition or subtraction: | <u>+/-94,764 sf</u> | sq. ft. |
| 2. Existing building height: | <u>None</u> | ft. |
| Proposed building height: | <u>40'-0"</u> | ft. |
| 3. Existing parking area: | <u>None</u> | sq. ft. |
| Existing number of parking spaces: | <u>None</u> | # sp. |
| Proposed parking addition or subtraction: | <u>+/-4,690 sf</u> | sq. ft. |
| Proposed number of parking spaces: | <u>22 spaces</u> | # sp. |
| Proposed use: | <u>Self-storage, Retail</u> | |
| Parking requirement: | <u>18 spaces</u> | |
| 4. Existing landscaped area: | <u>+/-29,000 sf</u> | sq. ft. |
| Percentage of site: | <u>+/-22.4 %</u> | % |
| Proposed landscape addition or subtraction: | <u>+/-31,270 sf</u> | sq. ft. |
| Percentage of site: | <u>+/-24.3 %</u> | % |
-
- X H. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*). (Only required for Type III Reviews)
- | | |
|---------------|---|
| <u> </u> | 1. A copy of the notice sent to surrounding property owners. |
| <u> </u> | 2. A copy of the mailing list used to send out meeting notices. |
| <u> </u> | 3. An affidavit of mailing notice. |
| <u> </u> | 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting. |
| <u> </u> | 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received. |
-
- X I. **Other Requirements:** Please provide documentation that the requirements from other agencies and/or jurisdictions for your proposal have been permitted OR submit your schedule for application and approval of the required permits. If applicable, include a copy of a signed Sensitive Area Pre-Screening Letter from the City Engineer. Based upon the findings of the Sensitive Area Pre-Screening Letter, a **Clean Water Services Service Provider Letter may be required.**
-
- N/A J. **Temporary Construction Office.** Please provide information on the site plan showing the location and state the duration of the temporary construction office.

DESIGN REVIEW TYPE II & III

Plan Requirements

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36." Please also include one 'unbound' set that is 8 1/2" x 11" in size. Each of the following plans and drawings shall be submitted on separate sheets. Architectural elevations may be presented at an architectural scale. Please include all of the following information.

- X A. **Existing Conditions Plan:**
- _____ 1. North arrow, scale and date of plan.
 - _____ 2. Vicinity map.
 - _____ 3. The entire lot(s), including area and property lines dimensioned.
 - _____ 4. Points of existing access, interior streets, driveways, and parking areas.
 - _____ 5. Location of all existing buildings and structures.
 - _____ 6. Existing right-of-way and improvements.
 - _____ 7. Dimension from centerline to edge of existing right-of-way.
 - _____ 8. Existing topographical information, showing 2 ft. contours.
 - _____ 9. Surrounding development and conditions within 100 ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
 - _____ 10. Location of existing public and private utilities, easements, and 100-year floodplain.
 - _____ 11. Sensitive areas, as defined by the Clean Water Services standards.
 - _____ 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
 - _____ 13. Existing trees larger than 6" in dbh (diameter at breast height), including genus, species and size. Dbh is measured at 54" above grade.
- X B. **Dimensioned Site Plan:**
- _____ 1. North arrow, scale and date of plan.
 - _____ 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 - _____ 3. Proposed points of access, interior streets, driveways, and parking areas.
 - _____ 4. Proposed location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
 - _____ 5. Proposed right-of-way, dedications and improvements.
 - _____ 6. Dimension from centerline to edge of proposed right-of-way.
 - _____ 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - _____ 8. Location of storm water quality/detention facilities.
 - _____ 9. Boundaries of development phases, if applicable.
 - _____ 10. Sensitive areas, as defined by the Clean Water Services standards.

_____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

X

C.

Grading Plan:

- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s).
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
- _____ 5. Proposed rights-of-way, dedications and improvements.
- _____ 6. Dimension from centerline to edge of proposed right-of-way.
- _____ 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- _____ 8. Location of 100-year flood plain.
- _____ 9. Location of storm water quality/detention facilities.
- _____ 10. Boundaries of development phases, if applicable.
- _____ 11. Natural Resource Areas, Significant trees, and Historic trees, if applicable.
- _____ 12. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- _____ 14. Existing trees larger than 6" dbh. Indicate which trees are proposed to be saved and which are proposed to be removed.

X

D.

Utility Plan:

- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s).
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- _____ 5. Proposed right-of-way, dedications and improvements.
- _____ 6. Proposed topographical information, showing 2 ft. contours.
- _____ 7. Location of 100-year flood plain.
- _____ 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facilities.
- _____ 9. Boundaries of development phases, if applicable.
- _____ 10. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

- X
_____ E. **Landscape Plan:**
- _____ 1. North arrow, scale and date of plan.
 - _____ 2. The entire lot(s).
 - _____ 3. Points of access, interior streets, driveways, and parking areas.
 - _____ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - _____ 5. Proposed right-of-way, dedications and improvements.
 - _____ 6. Boundaries of development phases, if applicable.
 - _____ 7. Sensitive areas, as defined by the Clean Water Services standards.
 - _____ 8. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
 - _____ 9. Existing trees, larger than 6" dbh, proposed to be saved. Include genus, species, and size.
 - _____ 10. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
 - _____ 11. List of plant materials, including genus, species, common name, size, quantity, spacing and condition.
 - _____ 12. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
 - _____ 13. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

- X
_____ F. **Lighting Plan:**
- _____ 1. Location of all exterior lighting, including those mounted on poles, walls, bollards and the ground.
 - _____ 2. Type, style, height, and the number of fixtures per light.
 - _____ 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
 - _____ 4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
 - _____ 5. For all exterior lighting, indicate the area and pattern of illumination measured at ½-foot candlepower.

- X
_____ G. **Architectural Renderings and Elevations, or both:** Please provide information that identifies the general character of the buildings and structures; indicate dimensions, materials, colors, and textures proposed for any structures. This includes buildings, retaining walls, refuse storage facilities, play structures, and fences

- X
_____ H. **Materials Board:** Please provide one 8½" x 11" or 8½" x 14" Materials Board with examples of all building materials, colors, and textures of exterior surfaces.

Community Development

Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113

www.ci.cornelius.or.us

Written Narrative Requirements

- X A. **Checklist:** Please provide one completed and signed copy of this checklist.
- X B. **Description of proposal:** Please describe the existing conditions on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of parcels created. Provide findings verifying that the intended use is allowed by the City's *Development Code*.
- X C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies that the proposal meets the approval criteria identified below:
- Conditional Use Permit, Section 18.105.030(B) of the Development Code.
1. *The proposal conforms with the City's Comprehensive Plan;*
 2. *The applicable requirements of the zoning district are satisfied;*
and
 3. *That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;*
 4. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*
- X D. Please provide the hours of operation, total number of employees, and maximum number of employees per shift.

X

E. **Site Analysis Information:**

- | | | |
|---|-----------------------------|---------|
| 1. Existing building area: | <u>None</u> | sq. ft. |
| Proposed building addition or subtraction: | <u>+/-94,764 sf</u> | sq. ft. |
| 2. Existing building height: | <u>None</u> | ft. |
| Proposed building height: | <u>40'-0"</u> | ft. |
| 3. Existing parking area: | <u>None</u> | sq. ft. |
| Existing number of parking spaces: | <u>None</u> | # sp. |
| Proposed parking addition or subtraction: | <u>+/-4,690 sf</u> | sq. ft. |
| Proposed number of parking spaces: | <u>22 spaces</u> | # sp. |
| Proposed use: | <u>Self-storage, Retail</u> | |
| Parking requirement: | <u>18 spaces</u> | |
| 4. Existing landscaped area: | <u>+/-29,000 sf</u> | sq. ft. |
| Percentage of site: | <u>+/-22.4 %</u> | % |
| Proposed landscape addition or subtraction: | <u>+/- 31,270 sf</u> | sq. ft. |
| Percentage of site: | <u>+/- 24.3 %</u> | % |

X

F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

X

G. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*)

- 1. A copy of the notice sent to surrounding property owners.
- 2. A copy of the mailing list used to send out meeting notices.
- 3. An affidavit of mailing.
- 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

Plan Requirements

All plans, except architectural renderings, elevations or both, shall be presented at a minimum of 1" = 20'. Architectural elevations may be presented at an architectural scale. Each of the following plans and drawings shall be submitted on 24" x 36" (maximum size) separate sheets. Please also include one (1) full set of plans that is 8 1/2" x 11" in size. Please include all of the following information for each plan.

X A. **Existing Conditions Plan:**

- _____ 1. North arrow, scale and date of plan.
- _____ 2. Vicinity map.
- _____ 3. The entire lot(s), including area and property lines dimensioned.
- _____ 4. Points of existing access, interior streets, driveways, and parking areas.
- _____ 5. Location of all existing buildings and structures.
- _____ 6. Existing right-of-way and improvements.
- _____ 7. Dimension from centerline to edge of existing right-of-way.
- _____ 8. Existing topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- _____ 9. Surrounding development and conditions within 100-ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
- _____ 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- _____ 11. Sensitive areas, as defined by the Clean Water Services (CWS) standards.
- _____ 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*

X B. **Dimensioned Site Plan:**

- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Proposed land uses including housing densities and the location of buildings and structures. Building and structures include refuse storage locations, pedestrian and bike paths, or both, swimming pools, tennis courts, and tax lots.

- _____ 5. Proposed right-of-way, dedications and improvements.
- _____ 6. Dimension from centerline to edge of proposed right-of-way.
- _____ 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- _____ 8. Location of storm water quality and detention facilities, or both.
- _____ 9. Boundaries of development phases, if applicable.
- _____ 10. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*
- _____ 12. Topographical information (2 ft. contour lines) of existing and proposed grades on-site and for surrounding properties within 100 ft. of the subject property.
- _____ 13. Location and schematic massing of proposed buffering, screening, and landscaped areas.
- _____ 14. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.

 X C. **Architectural Renderings, Elevations, or both:** Please provide information which identifies the general character of the buildings and structures by indicating dimensions, materials, colors, and textures proposed. This includes buildings, retaining walls, refuse storage facilities, play structures, accessory facilities, and fences.

 X D. **Sensitive Area Pre-Screening or Service Provider Letter:** Please provide a completed and signed Pre-Screening or CWS Service Provider Letter.

I have provided the items required in this submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

 Zulema Longoria
Signature

 07/20/23
Date

 Zulema Longoria
Print Name

 602-263-6502
Telephone Number

I have provided the items required in this six-page submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

Zulema Longoria

Signature

07/20/23

Date

Zulema Longoria

Print Name

602-263-6502

Telephone Number



2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6502 • FAX: 602.277.5824

Citizen Participation Report (CPR)

Project: U-Haul of Cornelius
2962 E Baseline Street
Cornelius, OR 97113
APN: 1N3034DD07700 and 1N3034DD07900

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Cornelius staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to City of Cornelius for the following:

Neighborhood Meeting
Date: 05-25-2023
Time: 6:30 PM – 7:30 PM
Place: City of Cornelius Public Library
Walters Community Room
370 N Adair Street
Cornelius, OR 97113

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application had adequate opportunity to learn about and comment on the proposed plan.

Please refer to the attached Exhibits that AMERCO Real Estate Company completed as required per CMC Section 18.10.030.

Attached Exhibits:

- A. Neighborhood Meeting Notice
- B. Site Plan
- C. Affidavit of Mailing Notice
- D. Notification Map
- E. Mailing List
- F. Sign-In Sheet
- G. Written Comments & Responses

Exhibits

Exhibit A Neighborhood Meeting Notice



1717 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 65-6555 • FAX: (602) 275-824

NEIGHBORHOOD REVIEW MEETING INVITATION

For: A Preliminary Development Proposal

Project Location: 2962 E Baseline Street
Cornelius, OR 97113

Purpose: This is a meeting to discuss the preliminary development proposal for a self-storage, truck & trailer sharing service, and related retail sales.

Date: 05-25-2023
Time: 6:30 PM – 7:30 PM
Place: City of Cornelius Public Library
Walters Community Room
370 N Adair Street
Cornelius, OR 97113

All interested parties may attend,
Please join us!

For more information, please contact the following representatives:

Shannon Marvin, MCP
AMERCO Real Estate Company
(541) 279-0552
shannon_marvin@uhaul.com

Doug Green, OR
AMERCO Real Estate Company
(971) 271-3589
doug_green@uhaul.com

Exhibit C
Affidavit of Mailing Notice

DEVELOPER OR AGENT: AMERCO Real Estate Co.

PROJECT LOCATION: 2962 E Baseline Street
Cornelius, OR 97113

AFFIDAVIT OF MAILING NOTICE

I, Zulema Longoria, Planner, being first duly sworn; say that I am
(represent) the party intended to submit an application to the City of Cornelius for a
proposed self-storage, truck & trailer sharing service & related retail sales affecting land located at
2962 E Baseline Street Cornelius, OR 97113, and that pursuant to Ordinance 810, Chapter
18.10, and the guidelines set out by the Community Development Director, did on the
5th day of May, 2023, personally mail notice to
affected property owners within 250 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

Signature: Zulema Longoria

Dated this 5th day of May, 2023.

State of Oregon ARIZONA
County of Maricopa

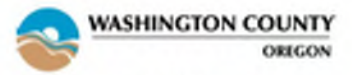
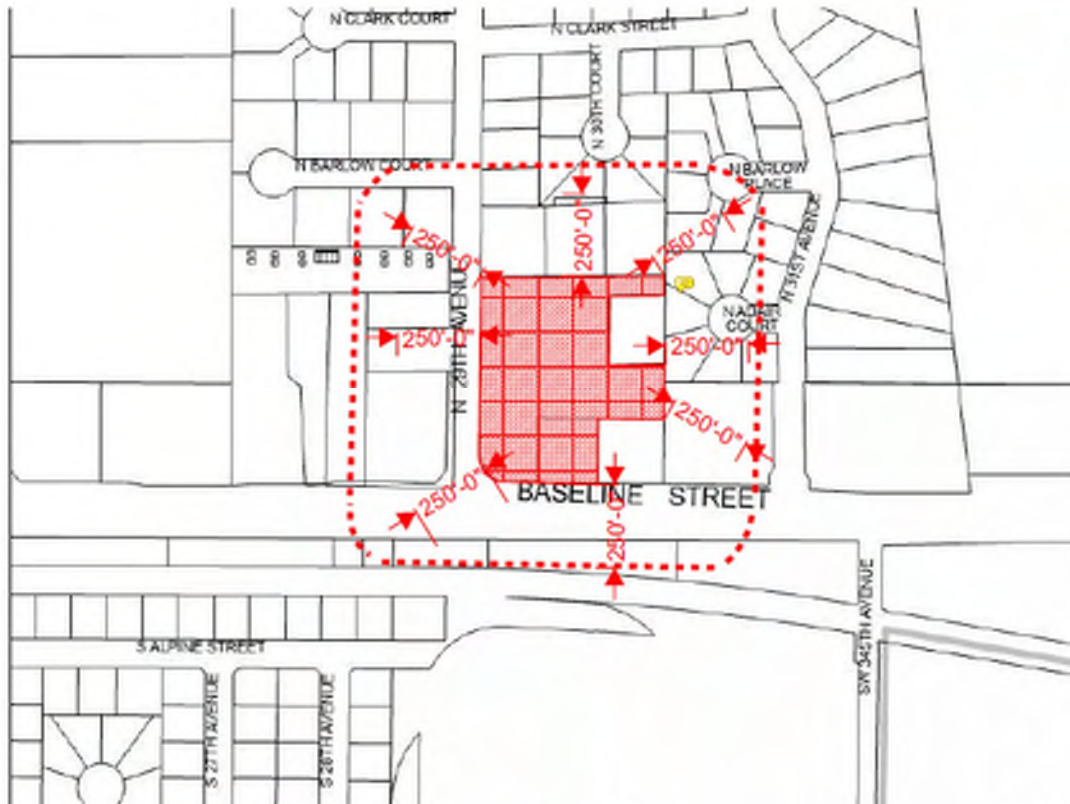
Subscribed and sworn to (or affirmed) before me this 5th day of May, 2023.

[Signature]
Notary Public for the State of Oregon Arizona

My Commission expires: 7/14/2024



Exhibit D Notification Map



250 ft Parcel Notification Map

- Street Names
- Parcels



Notes

5/5/2023

The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map; however, Washington County cannot accept any responsibility for errors, omissions, or positional inaccuracy. Therefore, there are no warranties which accompany this production. Notification of any errors will be appreciated.

www.co.washington.or.us

Exhibit E Mailing Lists

 8160	Easy Peel® Address Labels <small>Bond along line to expose Pop-up Edge</small>	Go to avery.com/templates <small>Use Avery Template 5160</small>
WASHINGTON COUNTY FACILITIES MGMT 169 N 1ST AVE #42 HILLSBORO, OR 97124	HAILEY BIDLEMAN 3975 NW SUSBAUER RD, CORNELIUS, OR 97113	NARRATIVE NEW 8925 SW CENTER ST, PORTLAND, OR 97223
ROSS VANLOO 99 N 29TH AVE, CORNELIUS OR 97113	CITY OF CORNELIUS 1355 N BARLOW ST, CORNELIUS OR, 97113	BILAL MELLI 7435 SW 87TH AVE, PORTLAND OR 97223
DANNY & SANDRA DAWSON 690 SW 173RD AVE, BEAVERTON OR, 97006	HAWC CORNELIUS VILLAGE LLC 111 NE LINCOLN ST 200L, HILLSBORO OR, 97124	3079 LLC PO BOX 326, HILLSBORO OR, 97123
LORANGER CLAIRE PO BOX 326, HILLSBORO OR, 97123	TIMOTHY & ANGELINE SMITH 3051 N ADAIR CT, CORNELIUS OR, 97113	SUSAN LORENTZEN, 3052 N ADAIR CT, CORNELIUS OR, 97113
KENNETH SCHOLES 3068 N ADAIR CT, CORNELIUS OR, 97113	RICKY ANTOINE & JAMIE HANDLEY 3080 N ADAIR CT, CORNELIUS OR, 97113	FERNANDO CAZARES & MARIA MANRIQUEZ 165 N 31ST AVE, CORNELIUS OR, 97113
DARANN & EDDIE LEGLER 3077 N BARLOW PL, CORNELIUS OR, 97113	ALYCIA BECKER & MYCHAEL HAVENS 3055 N BARLOW PL, CORNELIUS OR, 97113	JAMIE & WILLIAN STAPLES 3043 N BARLOW PL, CORNELIUS OR, 97113
BARBARA & DAN STUART 3040 N BARLOW PL, CORNELIUS OR, 97113	JOSEPH WINCHELL 3050 N BARLOW PL, CORNELIUS OR, 97113	KAREN & LAWRENCE WARR 3070 N BARLOW PL, CORNELIUS OR, 97113
JUDITH & SHAWN MCPHERON 243 N 30TH CT, CORNELIUS OR, 97113	KATHRYN A CANNAN 211 N 30TH CT, CORNELIUS OR, 97113	KATHLEEN CAULEY 214 N 30TH CT, CORNELIUS OR, 97113
TINA SWENSON & RICHARD THOMPSON 244 N 30TH CT, CORNELIUS OR, 97113	NATHANIAL GRIGGS & MACKENZIE FLATZ 276 N 30TH CT, CORNELIUS OR, 97113	LINDA & RICHARD FLETCHER 238 N 29TH AVE, CORNELIUS OR, 97113
MARIBEL GARCIA & LUIS LOZANO 200 N 29TH AVE, CORNELIUS OR, 97113	ANTHONY & JEANETTE HEDRICKS 140 N 29TH AVE, CORNELIUS OR, 97113	ALICE & LARRY GEHRKE 120 N 29TH AVE, CORNELIUS OR, 97113
<small>For: avery.com/potents</small>	<small>Etiquettes d'adresse Easy Peel® Repliez à la hashure afin de révéler le rebord Pop-up.</small>	<small>Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5160</small>

Exhibit E
Mailing Lists

<p>Allez à every.com/gabaris Visitez le Centre Avery 5160</p>	<p>Étiquettes d'adresse Easy Peel Rayer à l'extrémité de l'encre le bord Pop-up</p>	<p>Étiquettes d'adresse Easy Peel Rayer à l'extrémité de l'encre le bord Pop-up</p>
<p>JAMES RUECKER 130 N 29TH AVE, CORNELIUS OR, 97113</p>	<p>MARY DELFS & KATHLEEN HOGAN 2962 BASELINE ST, CORNELIUS OR, 97113</p>	<p>DAVID HENRY 110 N 29TH AVE, CORNELIUS OR, 97113</p>
<p>PACIFIC OUTDOOR ADVERTISING 715 NE EVERETT ST, PORTLAND OR, 97232</p>	<p>LORANGER PROPERTIES LLC PO BOX 326, HILLSBORO OR, 97123</p>	<p>JTR PROPERTY LLC 1308 E MEAD AVE, UNION GAP WA, 98903</p>
<p>RADY CHIN 2357 BOYD LN, FOREST GROVE OR, 97116</p>	<p>CORNELIUS OIL LLC 30085 SW PARKWAY AVE, WILSONVILLE OR, 97070</p>	<p>JAMES & KATHLEEN HOGAN PO BOX 3007, HILLSBORO OR, 97123</p>
<p>HANS & EUGENE LLC 14425 SW ALLEN BLVD, BEAVERTON OR, 97005</p>	<p>TIM FRANZ, SENIOR PLANNER CITY OF CORNELIUS COMMUNITY DEVELOPMENT 1300 S. KODIAK CIRCLE CORNELIUS, OR 97113</p>	
<p>Go to every.com/templates Use Avery template 5160</p>	<p>Easy Peel® Address Labels Send every box to expose Pop-up Edge</p>	<p>8160 EVERY</p>

Exhibit F
Sign-In Sheet



Project: 2962 E Baseline Street
Cornellius, OR 97113

Community Meeting

Cornelius Public Library (Walters Community Room)
370 N Adair St., Cornelius OR 97113
Thursday, May 25, 2023 (6:30 pm-7:30 pm)

Name:	Address:	Email:	Phone:
David Henry	110 N 29th AVE	beeblebra@Yahoo.com	503-887-2948

Exhibit G
Written Comments & Responses



2727 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 263-6555 • FAX: (602) 277-5824

NEIGHBORHOOD REVIEW MEETING NOTES

**Cornelius Public Library (Walters Community Room)
370 N Adair Street
Cornelius, OR 97113
Thursday, May 25, 2023 (6:30 pm – 7:30 pm)**

- Comment:** Mr. David Henry had concerns about how the new development would affect the existing vegetative brush wall around the teal house on the corner.
- Response:** We discussed the proposed landscape buffer required by the city and gave him our business cards so he can call us any time he has questions or concerns.

End of meeting minutes

AMERCO[®]

REAL ESTATE COMPANY

2727 N. CENTRAL AVE., PHOENIX, AZ 85004
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Application and Findings
Type III Site Design Review and Conditional Use
for
'U-Haul of Cornelius'
AMERCO Real Estate Company
Pace Project #23836

Property Owner/Applicant:	AMERCO Real Estate Company Shannon Marvin, MCP 2727 N. Central Avenue Phoenix, AZ 85004 541-520-5479
Applicant's Representative:	Brian Lee, P.E. Pace Engineers 4500 Kruse Way, Suite 250 Lake Oswego, OR 97035 503-597-3222 brianl@paceengrs.com
Location:	2962 E. Baseline Street 1N3 34DD Tax Lots 7700, 7900
Area:	2.96 Acres
Zoning:	C-2 Highway Commercial (Existing)
Requested Land Use Reviews:	Type III Site Design Review and Conditional Use for a new U-Haul indoor storage and rental facility with increased building height; and a 1-Lot 'Partition' to consolidate the tax lots

Proposal: The application requests approval for a 3-story, +/-94,764 sf building for a U-Haul Moving and Storage store. The proposed use includes self-storage, U-Haul truck/trailer sharing service or leasing, and related retail sales (+/-2,970 gfa). This new development will allow U-Haul to better serve the storage needs of the community.

The property is zoned C-2 (Highway Commercial), and the proposed self-storage use requires a Type III - conditional use permit application and we are applying for this permit. We are also applying for a modification of CUP-0123 for the relocation of the outdoor storage as shown on the current site plan. Additionally, we are proposing a height increase from 35'-0" to 38.5'. And lastly, we request '1-lot partition' approval to consolidate the tax lots as mandated.

Site and Vicinity: The project site is 2.9 acres at the northeast corner of E. Baseline Street and N. 29th Avenue, with an existing building that will be removed. The northern portion of the site contains a 60'-wide easement that provides access to four adjacent residential properties. The proposed development will be outside of and will provide landscaping along and within the easement.

Adjacent properties to the north and east are zoned R-7 and contain existing residences. To the east is a builder's office, with a gas station across N. 29th Avenue to the west, and a tractor store across Baseline to the south, all zoned C-2.

The proposed development meets City of Cornelius standards for zoning and development.

Cornelius Municipal Code Applicable Standards:

Chapter 17.05	Land Divisions
Chapter 18.45	Highway Commercial Zone (C-2)
Chapter 18.100	Site Design Review
Chapter 18.105	Conditional Use
Chapter 18.145	Off-Street Parking and Loading
Chapter 18.155	Solar Access for New Development
Chapter 18.175	Signs

Cornelius Municipal Code

Chapter 17.05 Land Divisions

17.05.030 Land Partitioning

- (C) *Approval Criteria. A request to partition land must meet all of the following criteria:*
- (1) *The proposal conforms with the city's comprehensive plan; and*

Response: Consolidation of tax lots is not inconsistent with the Comprehensive Plan. There are no CP goals or policies that prohibit the tax lot consolidation/'1-lot partition' that the City has stated is required to accommodate development.

(2) *The proposal complies with all applicable statutory and ordinance requirements and regulations; and*

Response: In order to be in compliance with the specified requirements, consolidation of the two tax lots is mandated due to the proposed building and utilities crossing existing tax lot lines.

(3) *Adequate public facilities are available to serve the proposal; and*

Response: No services or facilities are necessary for tax lot consolidation.

(4) *All proposed lots conform to the size and dimensional requirements of this chapter; and*

Response: The site dimensions and size are not altered by the tax lot consolidation / '1-lot partition'.

(5) *All proposed improvements meet city standards.*

Response: All improvements are as mandated by, and will be reviewed through, the Design Review process for actual development.

Chapter 18.45 Highway Commercial Zone (C-2)

18.45.020 Uses permitted outright.

In a C-2 zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

- (A) *General retail.*
- (C) *Automobile, truck, marine, motorcycle, appliance and/or parts sales, service, repair, rental, and including custom vehicle assembly; provided, that all operations are conducted within an enclosed structure.*
- (D) *Office, including professional, medical/dental.*
- (I) *Other similar uses as may be approved by the planning commission.*

Response: Proposed uses include truck/trailer rental, related retail sales, and an office for the business.

18.45.030 Conditional uses permitted.

In a C-2 zone the following uses and their accessory uses may be permitted when in accordance with Chapter 18.105 CMC:

- (A) *Outdoor storage and/or display of merchandise, materials, goods, and equipment, or any other outdoor activity, subject to a Type II review if the outdoor activity complies with principally permitted uses within the zone, otherwise a Type III review is required.*
- (G) *Requests to exceed the permitted building height.*
- (K) *Indoor mini-storage.*

Response: Proposed uses include indoor mini-storage, outdoor storage of vehicles and trailers available for rent. The applicant also proposes a building height of 38.5' to the top of the parapet (T.O.P.), which is approximately a 9% increase from the specified maximum of 35'.

18.45.040 Development requirements.

(A) *Lot Size. In a C-2 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.*

Response: No new lots are proposed, however, as recommended by City staff, the applicant proposes to consolidate the two tax lots, which now requires a '1-lot partition'. The site is 2.96 acres, and, as illustrated in the plan set, can adequately accommodate the proposed development.

(B) *Setback Requirements. In a C-2 zone the following setbacks shall meet the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:*

(1) *The front yard shall be 10 feet, except that:*

(a) *Parking shall be allowed within five feet of the front property line.*

(b) *For all properties abutting the south side of Baseline Road, there shall be a front yard setback equal to five percent of the average lot depth, but not less than four feet.*

(2) *No side yard shall be required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.*

(3) *No rear yard is required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.*

Response: Properties to the north and northeast are zoned residential and contain existing residential uses. As shown in the plan set, all setbacks exceed the minimums specified.

(C) *Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission.*

Response: The applicant proposes to increase the height to 38.5' to the top of parapet (T.O.P.), approximately a 9% increase. U-Haul has extensive experience in providing storage services to the public and uses a design with slightly increased building height from the stated standard, which allows U-Haul to offer expanded storage opportunities to the public.

As presented in the architectural color elevation/imaging exhibit, the proposed height increase to the top of the parapet offers architectural variability to the roofline, creates a positive visual interest for the community, and enhances the

character of the development. U-Haul is amenable to coordinating with the City to mitigate any identifiable impacts from a slight increase in the building height.

18.45.050 Performance standards.

In a C-2 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

(A) *Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions shall be satisfied.*

Response: The applicant understands that satisfying the conditions of approval is necessary to operate a business within the City of Cornelius.

(B) *Environmental Standards. All uses shall comply with required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).*

Response: The applicant intends to operate the business in compliance with all applicable regulations.

(C) *Heat and Glare.*

(1) *Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.*

(2) *Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.*

Response: Activities that produce heat or glare are not proposed. Exterior lighting will be designed to direct light down and away from adjacent properties.

(D) *Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.*

Response: The grounds shall be maintained as specified.

(E) *Outside Storage. Outside storage shall be appropriately screened consistent with CMC 18.45.060(F).*

Response: Trucks and trailers available for lease will be stored outside on the property. As shown in the plan set, perimeter landscaping is proposed for screening.

18.45.060 Development standards.

In a C-2 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

(A) *Landscape Plan.*

(1) *For all uses in a C-2 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to*

occupancy, in accordance with the approved site plan and the standards set forth herein.

Response: As shown on the Landscape Plan, proposed frontage landscaping is a minimum of 5' deep and will be installed prior to occupancy.

- (2) *When at maturity, at least 80 percent of the proposed landscape area shall be covered by plant material, lawn, and trees. The remaining area may be covered in nonvegetative ground cover.*

Response: Proposed landscaping is consistent with the standard, as illustrated on the Landscape Plan.

- (3) *Street Trees. Street trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total linear footage of the site, which abuts a public street, by 30 feet. The location of the trees shall be determined through design review, and the trees shall be installed in accordance with Chapter 5 of the adopted public works standards.*

Response: Street trees of an approved species are proposed along both street frontages, as shown on the Landscape Plan.

- (4) *Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.*

Response: If for some reason landscaping can't be installed at the time of development, the applicant will post a bond with the City.

(B) *Vehicular Access, Internal Circulation and Clear Vision Areas.*

- (1) *Where possible, vehicular access to commercial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to collector and local streets shall only be allowed as permitted by the review body.*

Response: The site has frontage along E. Baseline (TV Highway) and N. 29th Avenue, and currently has access onto both. The applicant proposes to eliminate the access from Baseline and construct two 40'-wide accesses from N 29th Avenue. As directed by City staff, the access points will be aligned with those existing across 29th Avenue. The proposed design reflects the safest layout for U-Haul customers, and is based on many years of experience in providing the services that will be offered at this site.

- (2) *The minimum public street width for commercial development shall comply with Chapter 5 of the adopted public works standards.*

Response: Current ROW of 29th, a collector, appears to be 50', consistent with Chapter 5. Chapter 5 requires Baseline to be 58' in width at this location, and it will remain unchanged.

- (3) *Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall have the following minimum unobstructed pavement width:*

- (a) *Two-way traffic: 24 feet;*
(b) *One-way traffic: 15 feet.*

Response: Internal drive areas will be paved, and most areas will have more than 24' of width, as rental truck and trailer maneuvering will take place on the site. The southern access is slightly less than 100' from the intersection, but is located directly across from existing access, as mandated by City staff.

- (4) *Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.*

Response: Internal circulation design will be safe for employee and customer use.

- (5) *Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC 18.150.070.*

Response: Clear vision areas will be shown on the construction plans.

(C) *Access Streets – Sidewalks – Drainage.*

- (1) *All streets shall be designed in accordance with Chapter 5 of the adopted public works standards.*

Response: No new streets are proposed. Any required street improvements will be designed to City standards.

- (2) *All driveways for new construction shall have minimum pavement width of 12 feet and shall not be more than 35 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use. Each driveway shall have a concrete curb apron designed to comply with public works standards.*

Response: The access points are proposed to be 40' in width, in order to provide the safest layout for U-Haul customers, based on vast experience in providing the proposed services to the community.

- (3) *Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.*

Response: No cul-de-sacs are proposed.

- (4) *Sidewalks and Improvements.*
 - (a) *For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.*
 - (b) *Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk if one does not exist, the driveway apron and paved driveway to be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.*

Response: Sidewalks will be constructed/replaced along Baseline and 29th as conditioned.

- (5) *Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with Clean Water Services (CWS) standards for water quality and quantity.*

Response: Stormwater will be collected and conveyed to the public storm drainage system, as detailed on the Utility Plan.

- (D) *Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.*

Response: There is an existing street light on Baseline across 29th from the site. Additional street lighting will be installed as conditioned by the City.

- (E) *Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.*

Response: Only one user will receive mail on the site.

- (F) *Screening.*
 - (1) *Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be six feet in height, and shall consist of a wall of brick, stone, or other substantial material, or a densely planted evergreen hedge and a decorative fence, such as wrought iron, or PVC or polymer covered chain link fencing. Galvanized chain link fencing shall not be permitted on new construction.*
 - (2) *The reviewing body may require nonsight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.*

Response: Extensive landscaping is proposed throughout the site, as shown on the site plan and landscape plan, including perimeter landscaping to screen the outdoor storage and parking areas.

(G) *Parking and Loading Space.*

(1) *Off-Street Parking. Parking shall be provided as set forth in Chapter 18.145 CMC.*

Response: Chapter 18.145 is addressed in this document.

(2) *Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.*

Response: The parking area will be paved.

(3) *Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, at a minimum of every 10 spaces.*

Response: Perimeter landscaping will be at least 5' in width and landscape islands will be provided.

18.45.070 Signs.

Signs within the C-2 zone may be allowed consistent with Chapter 18.175 CMC. [Ord. 810, 2000; Code 2000 § 11.20.57.]

Response: Signs will be consistent with Chapter 18.175, which is addressed in this document and will be a separate submittal.

Chapter 18.100 Site Design Review

18.100.040 Approval Criteria

Technical Standards. Where applicable required off-site improvements shall be based on proportional analysis.

(1) *Facilities and Services. The public and private facilities and services provided by the development are adequate as to location, size, design, and timing of construction in order to serve the residents or establishments to be accommodated and meet city standards and the policies and requirements of the comprehensive plan. The service provider is presumed correct in the evidence which they submit.*

Response: The public and private facilities and services will meet City code and will be designed to adequately serve the proposed development. Construction plans will be reviewed and approved by the City prior to commencement of construction activities.

(2) *Traffic Generation. Based on anticipated vehicular and pedestrian traffic generation and the standards and policies of the comprehensive plan, adequate right-of-way and improvements to streets, pedestrian ways, bikeways, transitways and other ways are provided by the development in order to promote safety, reduce congestion, conserve energy and resources, and encourage transit use, bicycling and walking.*

Consideration shall be given to the need for constructing, widening and/or improving, to the standards of the comprehensive plan and this code, public streets, bicycle, pedestrian, and other ways in the area of the proposed development impacted by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, transit facilities, street drainage facilities, traffic calming devices, and other facilities needed because of anticipated vehicular, transit, bicycle, and pedestrian traffic generation.

Access and street design shall comply with the standards identified in Chapter 18.143 CMC, Transportation Facilities, and Chapter 5 of the adopted public works standards. Street trees shall be installed to the standards identified in Chapter 5 of the adopted public works standards. In lieu of actual construction of off-site improvements, the committee may accept written waivers of remonstrance to the formation of local improvement districts for the purpose of providing the needed off-site improvements or cash payment to the city in an amount equal to the estimated cost of said off-site improvements.

Response: From the City's standpoint, the proposal for this site does not generate enough traffic onto City streets to warrant a traffic study and the traffic from this site will not exceed the capacity of any city streets. The transportation elements will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(3) *Dedication. Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance and future expansion of public facilities and services, shall be required to protect the public from any potentially deleterious effects resulting from the proposed use to fulfill the need for additional, improved services, whether on or off site, created by the proposed use, and to effect the implementation of the standards and policies of the comprehensive plan;*

Response: Adequate dedication and reservation of real property for public use, easements and entry for construction will be designed, reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(4) *Internal Circulation. There is a safe and efficient circulation pattern within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design, and dimensions of vehicular, transit, and pedestrian access, exits, drives, walkways, bikeways, transit stops and facilities, building location and entrances, emergency equipment ways and other related on-site or off-site facilities so that there are adequate off-street parking and loading/unloading facilities provided in a safe, well designed, and efficient manner. Consideration shall include the layout of parking, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage*

collection and storage points, as well as the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. Developments shall provide a safe and reasonably direct pedestrian connection from the main entrance to the public right-of-way and/or the pedestrian system or both. The pedestrian connection shall be reasonably free of hazards from automobile traffic, so as to help encourage pedestrian and bicycle travel.

Response: In order to safely and effectively serve our customers our proposal reflects the safest layout for our customers, as is customary for all U-Haul projects. The internal circulation of the site will be designed, reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(5) *Maintenance of Private Facilities. Adequate means are provided to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency. Materials, including wastes, shall be stored and managed, and grounds shall be maintained in a manner that will not attract or aid in the propagation of insects or rodents or cause a health hazard.*

Response: Maintenance of private facilities and services to provide adequate capacity to serve the proposed development will be designed, reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(6) *Public Facilities. The structures and public facilities and services serving the site are designed and constructed in accordance with adopted codes and/or city standards at a level which will provide adequate fire protection and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard, or ill-designed development.*

Response: The proposed new structures, public facilities, and services serving the site will be designed and constructed in accordance with adopted codes and/or city standards for adequate fire protection, protection from crime and accident, and protection from hazardous conditions as part of the design process.

(7) *Security. Adequate facilities shall be provided to prevent unauthorized entries to the property, facilitate the response of emergency personnel, and optimize fire protection for the building and its occupants. Adequate facilities may include, but not be limited to, the use of lighted house numbers and a project directory for multi-unit dwelling development.*

Response: The proposed new development will provide adequate security to prevent unauthorized entry into the property. These standard security features include a Max Burglar Alarm System, 24-Hour motion detectors, Hands Free Intercom Systems, 24-Hour Video Surveillance Day & Night Cameras providing protection of the interior and exterior facilities. These standard security features

also facilitate emergency response and optimize fire protection for the building and its occupants.

(8) *Grading. The grading and contouring of the site take place and site surface drainage and on-site storage of surface waters facilities are constructed so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system and that said site development work will take place in accordance with the city site development code.*

Response: The proposed new development has been designed with grading and contouring of the site surface drainage and on-site storage of surface waters facilities will be constructed so there is no adverse effect on neighboring properties, public rights-of-way, or public storm drainage system. The site development work will take place in accordance with the city site development code. All designs will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

(9) *Utilities. Prior to the development of a site, utilities shall be extended to serve the site or financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. Electric, telephone, and other utility services for the new development shall be located underground. New utilities for redeveloped parcels shall be located underground from the right-of-way to the redeveloped parcels.*

Response: Prior to the development of this site, utilities will be extended to serve the site or be financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. If required the electric, telephone, and other utility services for the new development will be located underground. The proposed development and all utilities and services will be constructed, approved, and permitted per City code prior to its occupancy.

(10) *Accessibility. Access and facilities for physically handicapped people are incorporated into the site and building design with particular attention to providing continuous, uninterrupted access routes.*

Response: Access and facilities for the physically handicapped (ADA) will be incorporated into the existing development and will be constructed, approved, and permitted per City code prior to its occupancy.

(11) *Bicycle Lanes and Sidewalks. Where street improvements on arterials and collectors are required as a condition of development approval, they shall include bicycle lanes or off-street multi-modal pathways, and sidewalks constructed in accordance with city standards.*

Response: Where Street improvements on arterial or collectors are required as a condition of development, they shall include bicycle lanes or off-street multi-modal pathways, and sidewalks constructed in accordance with city standards.

The street improvement system will be designed, constructed, approved, and permitted per City code prior to its occupancy.

(B) *Nonresidential Design Standards.*

- (1) *Relation of Building to Site. The proposed structures shall be related harmoniously to the terrain and to existing buildings which have a visual relationship to the proposed structure. Building height, bulk, lot area, coverage, setbacks, and scale should be particularly considered with regard to achieving compatible relationships. Screening, except in the industrial zone, exposed storage areas, utility buildings, machinery, service and truck loading areas, solid waste disposal cans, containers and other structures, and other accessory uses and structures, shall be adequately set back and screened. If a building is constructed, enlarged, or altered to meet Type II thresholds and is located within 500 feet of a bus/transit stop, a main entrance door shall be placed on the street side of the bus/transit line and located as close as structurally possible to the bus/transit stop in compliance with this title.*

Response: The proposed project building height, bulk, lot area, coverage, setbacks, scale, and size will be designed, constructed, approved, and permitted per City code prior to its occupancy. The bus/transit stops are already established and will remain unchanged.

- (2) *Trees and Vegetation. The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees.*

Response: The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees. The proposed landscape development will be designed, constructed, approved, and permitted per City code prior to its occupancy and consideration will be given to the preservation of the existing trees or vegetation.

- (3) *Historic Structures. Consideration is given to the effect of the proposed development on historic buildings or features both on the site and within the immediate area.*

Response: There are no historic structures in the immediate area. Therefore, this standard does not apply to this development.

- (4) *Grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site.*

Response: The proposed new development has been designed with grading and contouring that shall take place with particular attention to minimizing possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site. All designs will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

- (5) *Landscaping. The quality, location, size, and structural and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas are such that they serve their intended purposes and have no adverse effect on existing or contemplated abutting land uses.*

Response: The proposed new development has been designed with quality, location and size of landscaping and plantings that will serve their intended purposes and have no adverse effect on the existing or contemplated abutting land uses. All landscaping designs will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

- (6) *Lighting. Adequate exterior lighting shall be provided to promote public safety and shall be designed to avoid unnecessary glare upon other properties.*

Response: A site photometric plan has been designed and submitted for the proposed development. The site photometric plan with lighting will be reviewed, approved, permitted, and constructed per City code prior to its occupancy.

- (7) *Solar Access. In determining the appropriate relation of the building or structure to the site, the committee shall require that the building or structure be located on the site in a location and direction that will maintain, where feasible, solar access for adjacent properties and buildings or structures within the site.*

Response: As recommended by the city, the existing access has been relocated to align with the business across the street. Therefore, the proposed new development has been appropriately designed in relation to the site and is in a location and direction where feasible access for adjacent properties and buildings is provided.

In additions, the site is designed to comply with City design standards, and to function safely and efficiently for the business and their customers. Deeper setbacks are proposed adjacent to residential uses to minimize impact, including a 50-ft easement, private road, building setback, and 20-foot buffers. The location of these physical elements on the development plan will minimize the shadow onto the adjacent residential properties to the maximum extent feasible.

18.100.050 Special Conditions.

(A) *Open Space, Parks, and Recreation Areas.* Major residential development, 20 units or more, shall include park and recreation areas, or both. In all multi-family projects, the required park and recreation area shall include a children's play area and play equipment for the use of residents and occupants of the multi-family project. The community development director shall have the power to approve plans for these recreation areas.

Response: This is not a major residential development; therefore, this standard does not apply.

(B) *Objectionable Uses: Odor, dust, smoke, fumes, noise, glare, heat, and vibration from commercial and industrial uses, or both, which might create a nuisance or be offensive to other uses in the area or be incompatible with such other uses shall be adequately eliminated or controlled by authorized measures.*

Response: The authorization of this use will not create odor, dust, smoke, fumes, noise, glare, heat, and vibration from commercial and industrial uses and will not create a nuisance or be offensive to other uses in the area. The public good, and the character of the district will not be harmed by the granting of the use. This is a compatible use that will benefit the community by allowing us to appropriately serve the storage demand of the area.

Chapter 18.105 Conditional use Permit

18.105.030 Procedures.

(B) *Approval Criteria.* The approval, approval with conditions or denial of an application for conditional use or to enlarge or to alter a conditional use shall be based on findings of fact with regard to each of the following approval standards:

(1) *The proposed development will comply with the comprehensive plan;*

Response: The request includes (modified) outdoor storage, indoor mini-storage, and increased building height, all of which are permitted as Conditional uses in the C-2 zoning district. The site design is consistent with the standards of the Cornelius Municipal Code, which implements the Comprehensive Plan, therefore, the development as proposed complies with the Comprehensive Plan.

(2) *The applicable requirements of the zoning district are satisfied; and*

Response: The proposal meets the standards of the district, as illustrated in this document, the plan set and associated submittal materials. The C-2 zone permits increased building height as a conditional use.

(3) *That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;*

Response: The site already operates as a commercial business, including some U-Haul services with outdoor storage. Trucks and trailers available for rent will be

stored outdoors. The proposal is consistent with the purpose of the zone, and will provide vegetative screening to minimize the impact of a larger building and increased outdoor storage from the current surrounding uses. The building will serve as a buffer for adjacent residential uses from the noise and visual impact of Baseline/TV Highway.

- (4) *The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*

Response: U-Haul services are currently available at the site and the applicant is keenly aware of the increased demand for moving and storage services in the community. The development will increase the economic viability of this underutilized site while providing additional jobs as well.

(G) *Special Conditions.*

- (1) *The permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure unless otherwise specified in conditions attached to the permit.*
- (2) *The applicant shall file a copy of the approved conditional use permit with the Washington County Department of Records and Elections. Building permits shall not be issued until the applicant has provided evidence satisfactory to the city of compliance.*

Response: The applicant will provide the City with a copy of the recorded conditional use permit.

Chapter 18.145 Off-Street Parking and Loading

18.145.030 Required Off-Street Parking Spaces

- (A) *Off-street parking shall be provided based on the primary use of the site according to the following standards and regardless of the parking zone in which the use is located (see Map 1 following this chapter).*

Response: According to Table 1, parking for general retail is minimum 3.7 sp/1,000 sf and 5.1 sp/1,000 sf max; self storage requires 1 sp/5,000 sf up to 20k sf, then 1 sp/20,000 sf. Required parking is 18 spaces, 22 spaces are proposed. Bicycle parking is 1 sp/50,000 sf for self-service storage, and .3 sp/1,000 sf for retail. Therefore, 3 bicycle spaces are required. Bicycle parking will be located on the south side of the building. (Refer to Site Plan for more information)

Chapter 18.155 Solar Access for New Development

18.155.040 Access to sunshine.

The elements of the development plan (e.g., buildings, circulation, open space and landscaping) shall be located and designed, to the maximum extent feasible, to protect

access to sunshine for planned solar energy systems or for solar-oriented rooftop surfaces that can support a solar collector or collectors capable of providing for the anticipated hot water needs of the buildings in the project between the hours of 9:00 a.m. and 3:00 p.m. PST, on December 21st.

18.155.050 Shading.

(A) *The physical elements of the development plan shall be, to the maximum extent feasible, located and designed so as not to cast a shadow onto structures on adjacent property greater than the shadow which would be cast by a 25-foot hypothetical wall located along the property lines of the project between the hours of 9:00 a.m. and 3:00 p.m., PST, on December 21st. This provision shall not apply to structures within the central mixed use (CMU) and corridor commercial (CC) zoning districts.*

Response: The site is designed to comply with City design standards, and to function safely and efficiently for the business and their customers. Deeper setbacks are proposed adjacent to residential uses to minimize impact, including a 50-ft easement, private road, building setback, and 20-foot buffers. The location of these physical elements on the development plan will minimize the shadow onto the adjacent residential properties to the maximum extent feasible.

(B) *The impact of trees shall be evaluated on an individual basis considering the potential impacts of the shading and the potential adverse impacts that the shading could create for the adjacent properties in terms of blocking sunlight in indoor living areas, outdoor activity areas, gardens, and similar spaces benefiting from access to sunlight.*

Response: The site is designed to comply with City design standards, and to function safely and efficiently for the business and their customers. Deeper setbacks are proposed adjacent to residential uses to minimize impact, including a 50-ft easement, private road, building setback, and 20-foot buffers. The location of these physical elements on the development plan will minimize the shadow onto the adjacent residential properties to the maximum extent feasible.

Chapter 18.175 Signs

(D) *Existing Signs. All signs existing prior to May 1, 2000, and all signs erected after May 1, 2000, which are in compliance with applicable sign regulations in effect on May 1, 2000, so long as they are maintained, both cosmetically and structurally, shall be lawful.*

(1) *Nonconforming Signs. A nonconforming sign shall not be changed, enlarged, or altered without complying with the existing sign code. A nonconforming sign is a lawful sign that exists on the effective date of adoption or amendment of this code, which is not in compliance with applicable sign regulations in effect on May 1, 2000.*

Response: There is an existing billboard on the site that will be relocated or removed by the current owner. (refer to lease agreement for more information)

Conclusion:

This application for preliminary approval of a new moving, storage and rental facility meets the statutory requirements. Findings have been made in support of the project and the City of Cornelius staff can approve the application.

December 22, 2023

Expires: December 21, 2025

PACE ENGINEERS INC
5000 MEADOWS RD SUITE 345
LAKE OSWEGO OR 97045

Re: Self Storage Facility at 2962 East Baseline Street, Cornelius; CWS file 23-001653 (Tax map 1N334DD Tax lot 07700, 07900)

Clean Water Services has reviewed your proposal for the above referenced activity on your site. Staff has conducted a pre-screen review and requested completion of a Sensitive Areas Certification Form. Following review of submitted materials it appears that Sensitive Areas do not exist on-site or within 200' from your project. In light of this result, this document will serve as your Service Provider letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

This concurrence letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

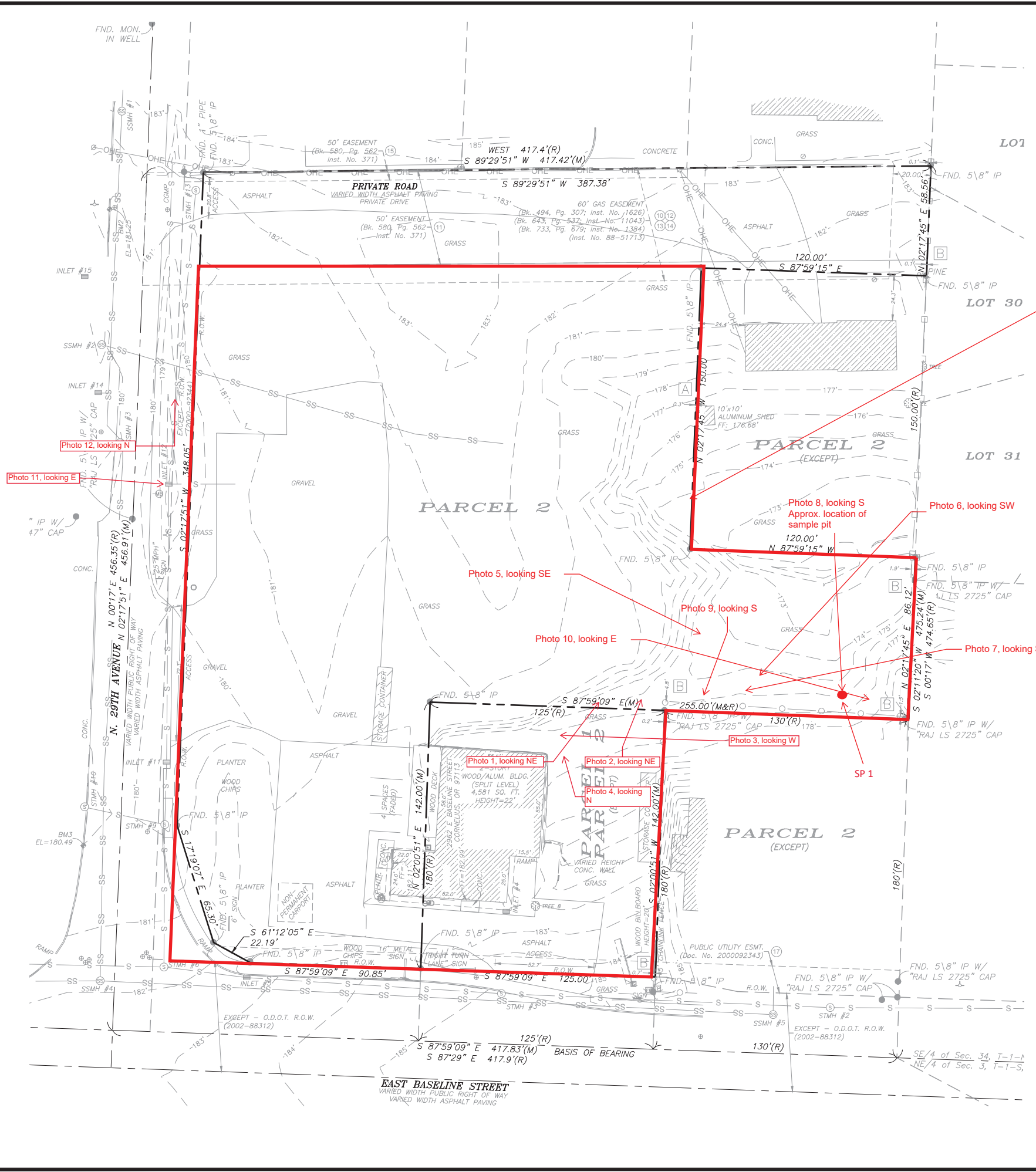
Sincerely,



Stacy Benjamin
Environmental Plan Review

Attachments (2)

FILE NAME: P:\1\0\23\23836_AMERCO_UHAUL CORNELIUS LU\CAD\ENGINEERING\SHEETS\P23836_EC.DWG
 SAVE TIME: 11/30/2023 9:52:01 AM
 PLOT TIME: 12/8/2023 9:14 AM
 USER NAME: MARK_AASLAND
 XREF FILES: ###



STUDY AREA

CWS FILE NO. 23-001653
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By **SNB** Date **12/22/2023**
 SPL ATTACHMENT **1** OF **2**

STATE PLANE ZONE:
 3601 OREGON NORTH ZONE
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88
 OPUS CORRECTED

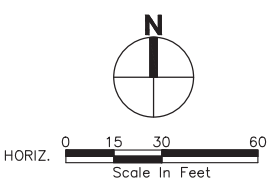
BM1: BENCHMARK #1
 ELEVATION=183.29
 FND. "698 1934 4" BRASS DISK SET IN TOP OF CONCRETE MONUMENT
 THE BENCH MARK IS 2.5 MILES WEST OF HILLSBORO, 1.6 MILES EAST OF CORNELIUS, AT RAILROAD CROSSING NO. 762.9 200 YARDS WEST OF RAILROAD MILEPOST NO 763, 200 FEET SOUTH OF THE CENTER OF STATE HIGHWAY NO 8, 27 FEET NORTH OF THE NORTH RAIL OF THE RAILROAD TRACKS, 22 FEET EAST OF THE CENTER OF SOUTHWEST 345TH AVENUE, AND 6 FEET SOUTHWEST OF A POWER POLE SET IN AN 8-INCH SQUARE CONCRETE POST THAT PROJECTS 1-INCH. ALSO BEING S 62°13'14" E A DISTANCE OF 512.64' FROM THE SE PROPERTY CORNER OF PARCEL 2.
 N=685,643.7310
 E=7,553,090.1350

BM2: BENCHMARK #2
 ELEVATION=181.25
 FND. CUT "X" ON TOP OF CURB.
 LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.85' WEST AND 19.69' SOUTH OF THE NW PROPERTY CORNER OF PARCEL 1.
 N = 686,334.4590
 E = 7,552,217.5050



BM3: BENCHMARK #3
 ELEVATION=180.49
 FND. CUT "X" ON TOP OF CURB.
 LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.98' WEST AND 10.67' SOUTH OF THE WESTERN MOST SW PROPERTY CORNER OF PARCEL 1.
 N = 685,995.7110
 E = 7,552,203.4230

INLET #1 TR 184.06	STMH #7 TR 182.32 FL E&S 176.02	INLET #12 TG 177.45 FL N,S&E 174.45 12" PVC	SSMH #1 FL 169.79 TR 182.69 FL S 169.79 12" STEEL FL N 169.80 12" STEEL
STMH #2 TR 185.65 FL E&W 167.65 36" RCP	INLET #8 TR 181.57 FL N 176.77 12" RCP	STMH #13 TR 181.96 FL S 177.05 12" PVC	SSMH #2 TR 177.45 FL 174.55 12" PVC
STMH #3 RIM 185.17 FL E&W 168.30 36" RCP	STMH #9 RIM 180.1 FL N 177.9 12" PVC FL W 176.8 12" PVC FL S 173.5 12" PVC	INLET #14 TR 179.38 FL E 176.18 12" PVC	SSMH #3 TR=180.06 FL N 170.76 12" STEEL FL S 170.66 12" STEEL
INLET #4 TG 182.05 FULL OF WATER	STMH #10 RIM 180.32 FL E 177.5 12" PVC	INLET #15 TG 180.42 FULL OF WATER	SSMH #4 TR 182.69 FL N,E&W 172.79 12" STEEL
INLET #5 TR 182.50 FL E&W 169.50 36" RCP	INLET #11 TG 179.61 FL N&S 174.11		SSMH #5 TR 185.72 FL N 175.12 12" STEEL FL W 175.02 12" STEEL

Photos and Sample Plot is GPS located with an accuracy of approximately 0.6 feet.



SURVEY PROVIDED BY OTHERS:
 THE BOUNDARY, TOPOGRAPHIC INFORMATION AND MAP FEATURES SHOWN HEREON WERE PREPARED BY S&F LAND SERVICES AND PROVIDED BY THE CLIENT. PACE CLAIMS NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS NOR ASSUMES ANY LIABILITY FOR ITS USE.

	DATE
	REVISION
	SYM
	
PACE Engineers 4500 Kruse Way, Suite 250 Lake Oswego, OR 97035 p. 503.597.3222 www.paceengrs.com	
	
RENEWS: 12/31/2024	
U-HAUL INTERNATIONAL, INC.	2727 N. CENTRAL AVE. PHOENIX, AZ 85004 (541) 520-5479
U-HAUL MOVING & STORAGE - CORNELIUS STORE 704072	EXISTING CONDITIONS
SCALE: AS SHOWN	DATE: JULY 2023
DESIGNED BY: MAA	CHECKED BY: BDL
JOB NUMBER 23836.00	
DWG NAME: P23836 EC	
SHEET C2 OF 9	



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

December 18, 2023

State Land Board

AMERCO Real Estate Company
Attn: Zulema Longoria
2727 North Central Avenue
Phoenix, AZ 85004

Tina Kotek
Governor

LaVonne Griffin-Valade
Secretary of State

Re: WD # 2023-0408 **Approved**
Wetland Delineation Report for U-Haul Cornelius Land Use
Washington County; T1N R3W S34DD TLs 7900 & 7700 Portion

Tobias Read
State Treasurer

Dear Zulema Longoria:

The Department of State Lands has reviewed the wetland determination report prepared by PACE Engineers Inc. for the site referenced above. Based upon the information presented in the report, and additional information submitted upon request, we concur that there are no jurisdictional wetlands or other waters of the state within the study area, as indicated on the attached Figure 6. Please replace all copies of the preliminary wetland map with this final Department-approved map.

This concurrence is based on information provided to the agency and is for purposes of the state Removal-Fill Law only. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact Chris Stevenson, PWS, the Jurisdiction Coordinator for Washington County at 503-798-7622.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Eilean Davis, PWS, PACE Engineers Inc.
City of Cornelius Planning Department
Rafael Orozco, Corps of Engineers
Michael De Blasi, DSL
Lindsey Obermiller, Clean Water Services

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with [applicable review fee](#), are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- ❖ **Under 50MB** - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ❖ **50MB or larger** - A single unlocked PDF can be uploaded to the [Jurisdiction Box.com](#) folder. Email wetland.delineation@dsl.oregon.gov of the new upload.
- ❖ Unbound paper report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ❖ By credit card on [DSL's epayment portal](#) after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound paper report **OR** attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Zulema Longoria AMERCO Real Estate Company 2727 North Central Ave Phoenix, AZ 85004	Business phone # (602) 263-6502 Mobile phone # (optional) E-mail: zulema_longoria@uhaul.com
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address (if different): Shannon Marvin, Marketing Company President	Business phone # (503) 777-5924 Mobile phone # (optional) (541) 279-0552 E-mail: shannon_marvin@uhaul.com
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Shannon Marvin</u> Signature: <u></u> Date: <u>9/15/2023</u> Special instructions regarding site access: _____	

Project and Site Information

Project Name: U-Haul Cornelius Land Use	Latitude: 45.52090 Longitude: -123.03565 decimal degree - centroid of site or start & end points of linear project
Proposed Use: Removal of existing 4,581 sq ft building (currently a furniture store), parking areas and associated structures, construction of new U-Haul facility; three-story moving and storage store with	Tax Map #
	Tax Lot(s) 1N33407700 P, and 7900
Project Street Address (or other descriptive location): 2962 East Baseline Street	Tax Map #
	Tax Lot(s)
City: Cornelius County: Washington	Township 1N Range 3W Section 34 QQ DD Use separate sheet for additional tax and location information
	Waterway: NA River Mile: NA

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Eilean Davis, PWS PACE Engineers, Inc. 4500 Kruse Way, #250 Lake Oswego, OR 97035	Phone # (503) 597-3222 Mobile phone # (if applicable) E-mail: eileand@paceengrs.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u></u>	Date: 09/15/2023

Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent

Wetland/Waters Present? Yes No Study Area size: 2.9 acres Total Wetland Acreage: 0.0000

Check Applicable Boxes Below

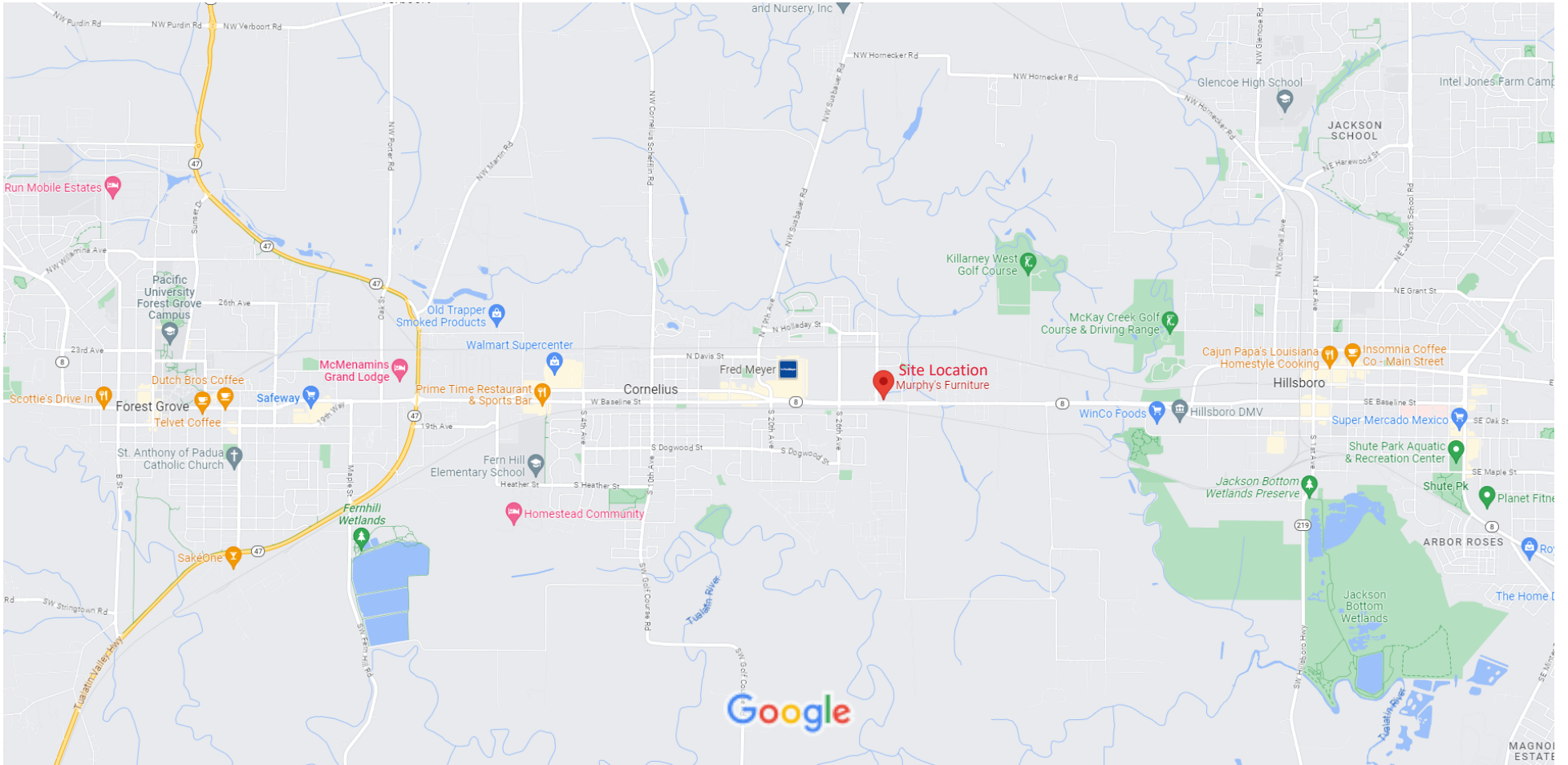
<input type="checkbox"/> R-F permit application submitted	<input type="checkbox"/> Fee payment submitted \$ _____
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Resubmittal of rejected report (\$100)
<input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____	<input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee)
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL # _____ Expiration date _____
<input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	<input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____

For Office Use Only

DSL Reviewer: CS	Fee Paid Date: ____ / ____ / ____	DSL WD # 2023-0408
Date Delineation Received: 09 / 15 / 2023		DSL App.# _____

U-Haul Cornelius

Figure 1 - Location Map



SE 1/4 SE 1/4 SECTION 34 TIN R3W W.M.

IN 3 34DD

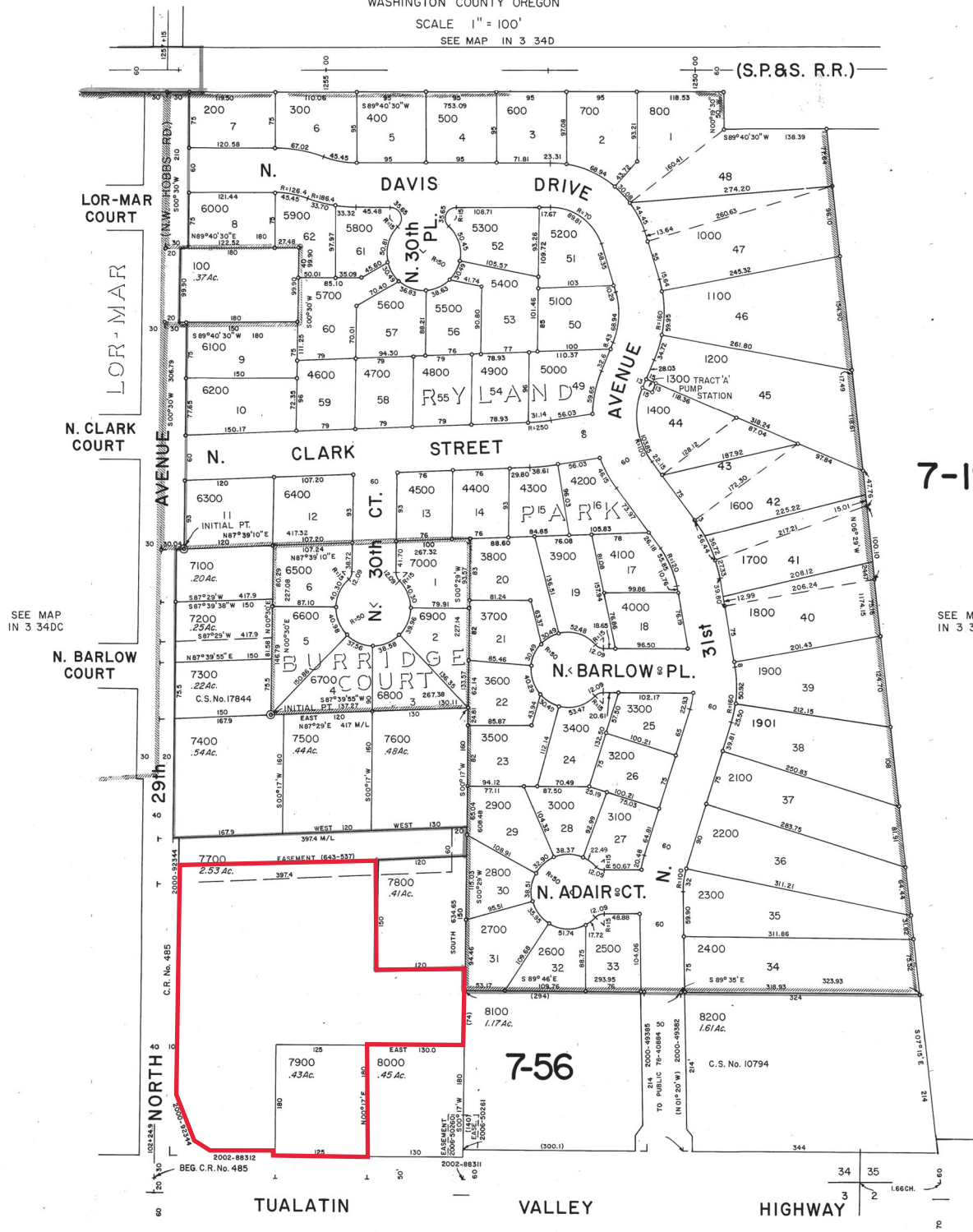
WASHINGTON COUNTY OREGON

SCALE 1" = 100'

SEE MAP IN 3 34D

(S.P.&S. R.R.)

CANCELLED TAX LOT NO'S.
900,1500,2000,8201,7900-41.





8/14/23:

ODOT #12898

ODOT Response

Project Name: Cornelius U-Haul	Applicant: AMERCO Real Estate Co. (Kyle Marvin, ADVP)
Jurisdiction: City of Cornelius	State Highway: Baseline St (OR 8)
Site Address: 2962 E Baseline St Cornelius OR	

The site of this proposed land use action is adjacent to Baseline St (OR 8). ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation.

APPLICATION DESCRIPTION

The applicant is proposing to construct a U-Haul business with new construction of a multi-story self-storage building, truck & trailer sharing service and related retail sales. All access to the development will be taken from the local street and the applicant is proposing to bring the ADA ramps at the corner up to current ODOT/ADA standards.

COMMENTS/FINDINGS

We appreciate that the applicant has revised the site plan to take all access to the site from the local street. This better aligns with ODOT's access management and safety goals. Bringing ADA ramps up to current standards is a high priority for ODOT. An ODOT Miscellaneous Permit is required for all work in the State highway right of way. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

All alterations within the State highway right of way are subject to the ODOT Highway Design Manual (HDM) standards. Alterations along the State highway but outside of ODOT right-of-way may also be subject to ODOT review pending its potential impact to safe operation of the highway. If proposed alterations deviate from ODOT standards a Design Exception Request must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not guarantee its ultimate approval. Until more detailed plans have been reviewed, ODOT cannot make a determination whether design elements will require a Design Exception.

Note: Design Exception Requests may take **4 months or longer** to process.

All ODOT permits and approvals must reach 100% plans before the District Contact will sign-off on a local jurisdiction building permit, or other necessary requirement prior to construction.

ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL

Frontage Improvements and Right of Way

- Cross walk ramps shall be constructed as necessary to be consistent with local, ODOT and ADA standards.

Permits and Agreements to Work in State Right of Way

An ODOT Miscellaneous Permit must be obtained for all work in the highway right of way.

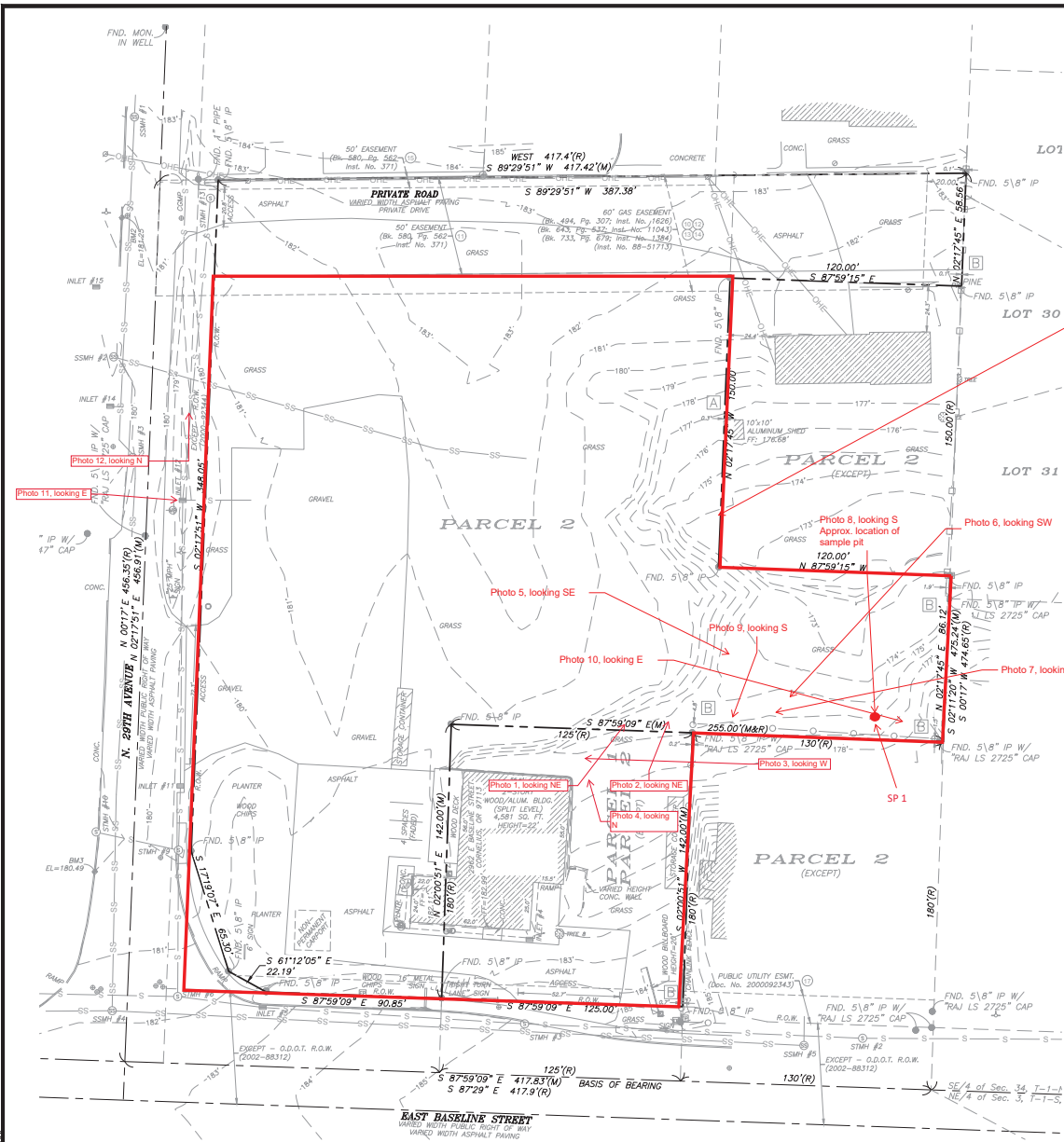
Please send a copy of the Notice of Decision including conditions of approval to:

ODOT Region 1 Planning
Development Review
123 NW Flanders St
Portland, OR 97209

ODOT_R1_DevRev@odot.oregon.gov

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.oregon.gov
District Contact: District 2B Permits	D2bup@odot.oregon.gov

FILE NAME: P:\160123\23836_AMERCO_UHAUL CORNELIUS LU\CAD\ENGINEERING\SHEETS\23836 E.C.DWG
 DATE TIME: 11/30/2023 8:27:07 AM
 USER: NAME: MARK PASS AND
 USER: P23836



DSL WD # 2023-0408
Approval Issued 12/18/2023
Approval Expires 12/18/2028

STUDY AREA

Photo 11, looking E

Photo 12, looking N

Photo 5, looking SE

Photo 10, looking E

Photo 1, looking NE

Photo 2, looking NE

Photo 4, looking N

Photo 3, looking W

Photo 8, looking S

Photo 9, looking S

Photo 10, looking E

Photo 7, looking SW

Photo 6, looking SW

STATE PLANE ZONE:
 3601 OREGON NORTH ZONE
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88
 GRIDS CORRECTED

BM1: BENCHMARK #1
 ELEVATION=183.29
 FND. 1088 1934 4" BRASS DISK SET IN TOP OF CONCRETE MONUMENT
 THE BENCH MARK IS 2.5 MILES WEST OF HILLSBORO, 1.6 MILES EAST OF
 CORNELIUS, 41 RAILROAD CROSSING NO. 762.9 200 YARDS WEST OF RAILROAD
 MILEPOST NO 763, 200 FEET SOUTH OF THE CENTER OF STATE HIGHWAY NO 8,
 27 FEET NORTH OF THE NORTH RAIL OF THE RAILROAD TRACKS, 20 FEET EAST
 OF THE CENTER OF SOUTHWEST 34TH AVENUE, AND 6 FEET SOUTHWEST OF A
 POWER POLE SET IN AN 8-INCH SQUARE CONCRETE POST THAT PROJECTS
 1-INCH. ALSO BEING S 62°31'14" E A DISTANCE OF 512.64' FROM THE SE
 PROPERTY CORNER OF PARCEL 2.
 N=685,643,7310
 E=7,553,090,1350

BM2: BENCHMARK #2
 ELEVATION=181.25
 FND. 0217 75" ON TOP OF CURB.
 LOCATED OFF-SITE ON THE WEST SIDE
 OF NORTH 29TH AVENUE, BEING 49.85'
 WEST AND 13.89' SOUTH OF THE NW
 PROPERTY CORNER OF PARCEL 1.
 N = 696,334,4590
 E = 7,552,217,5050

BM3: BENCHMARK #3
 ELEVATION=180.49
 FND. 0217 75" ON TOP OF CURB.
 LOCATED OFF-SITE ON THE WEST SIDE
 OF NORTH 29TH AVENUE, BEING 49.98'
 WEST AND 13.67' SOUTH OF THE
 WESTERN MOST SW PROPERTY CORNER
 OF PARCEL 1.
 N = 695,995,7110
 E = 7,552,203,4290

INLET #1 TR 184.06	STMH #7 TR 183.32 FL E&S 176.02	INLET #12 TR 177.45 FL NS&E 174.45 12" PVC	SSMH #1 FL 169.79 FL S 169.79 12" STEEL
STMH #2 TR 185.65 FL E&W 167.65 36" RCP	INLET #8 TR 181.57 FL N 176.77 12" RCP	STMH #13 TR 181.98 FL S 177.05 12" PVC	FL S 169.80 12" STEEL
STMH #3 R/W 185.17 FL E&W 168.30 36" RCP	INLET #9 R/W 180.1 FL N 177.9 12" PVC	INLET #14 TR 179.38 FL W 176.8 12" PVC	SSMH #2 TR 177.45 FL 174.55 12" PVC
INLET #4 TG 180.05 FULL OF WATER	STMH #10 R/W 180.32 FL E 177.5 12" PVC	INLET #15 TG 180.42 FULL OF WATER	SSMH #3 TR=180.08 FL W 170.76 12" STEEL
INLET #5 TR 182.60 FL E&W 169.50 36" RCP	INLET #11 TG 179.61 FL N&S 174.11		FL S 170.66 12" STEEL
STMH #6 TR 181.60 FL N&E&W 173.10 36" RCP			SSMH #4 TR 180.69 FL N&E&W 172.79 12" STEEL
			SSMH #5 TR 185.72 FL W 175.12 12" STEEL
			FL W 175.02 12" STEEL

Photos and Sample Plot is GPS located with an accuracy of approximately 0.6 feet.



HORIZ. 0 15 30 60
 Scale In Feet

SURVEY PROVIDED BY OTHERS;
 THE BOUNDARY, TOPOGRAPHIC INFORMATION AND
 MAP FEATURES SHOWN HEREON WERE PREPARED
 BY SAFLAND SERVICES AND PROVIDED BY THE
 CLIENT. PACE CLAIMS NO RESPONSIBILITY FOR
 ITS ACCURACY OR COMPLETENESS NOR ASSUMES
 ANY LIABILITY FOR ITS USE.

DATE	
REVISION	
SYM	

PACE Engineers
 4500 Kraus Way, Suite 250
 Lake Oswego, OR 97035
 p. 503.597.3222
 www.paceengr.com



U-HAUL INTERNATIONAL, INC.
 2727 N. CENTRAL AVE.
 PHOENIX, AZ 85004
 (541) 520-5479

U-HAUL MOVING & STORAGE - CORNELIUS STORE 704072
 EXISTING CONDITIONS

SCALE:	DATE:
AS SHOWN	JULY 2023
DESIGNED BY:	CHECKED BY:
MAA	BDL
JOB NUMBER	
23836.00	
DWG NAME:	
P23836 EC	
SHEET	C2 OF 9

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	05/17/23	AS	REVISIONS PER EIS / NEW BUILDING OPTION
2	06/07/23	AS	FLIP EX/INT LOAD
3	06/16/23	AS	MOVE INT LOAD
4	06/19/23	AS	site photometric from rc lurie
5	07-12-23	zl	
6			
7			
8			

PROFESSIONAL SEAL:
**PRELIMINARY DOCUMENTS,
 NOT FOR CONSTRUCTION,
 FOR INFORMATION ONLY**

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY

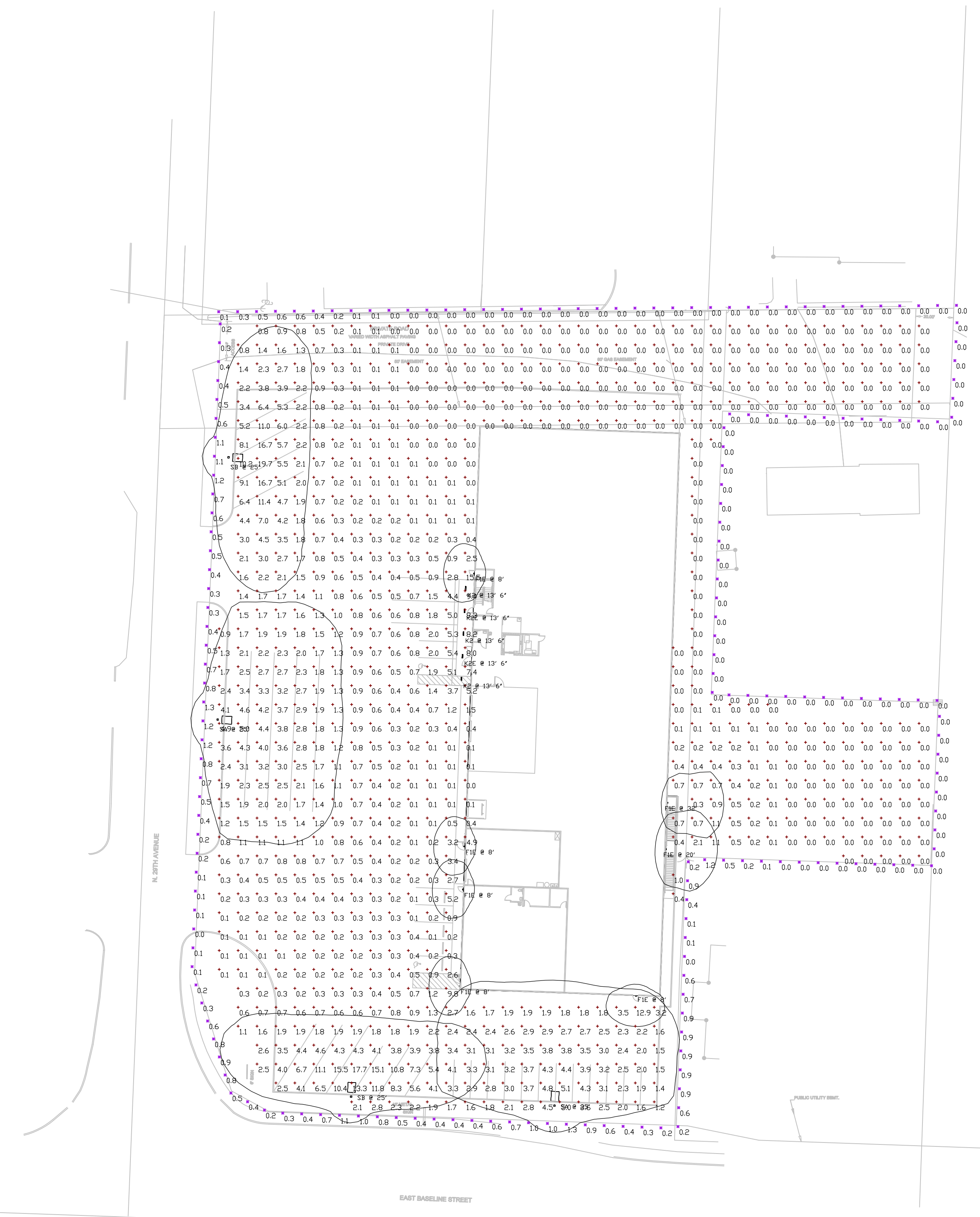
CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL OF CORNELIUS
 2962 E BASELINE ST
 CORNELIUS, OR 97113

SHEET CONTENTS:
 Site Photometric
 Plan

704073

DRAWN: rrlurie
 CHECKED: -
 DATE: 07-12-23
PH1
 704073 A1H

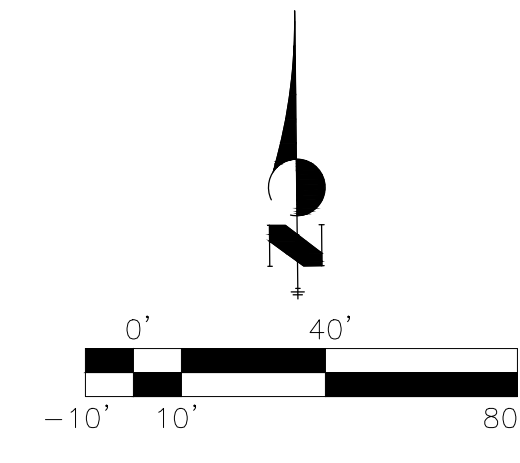


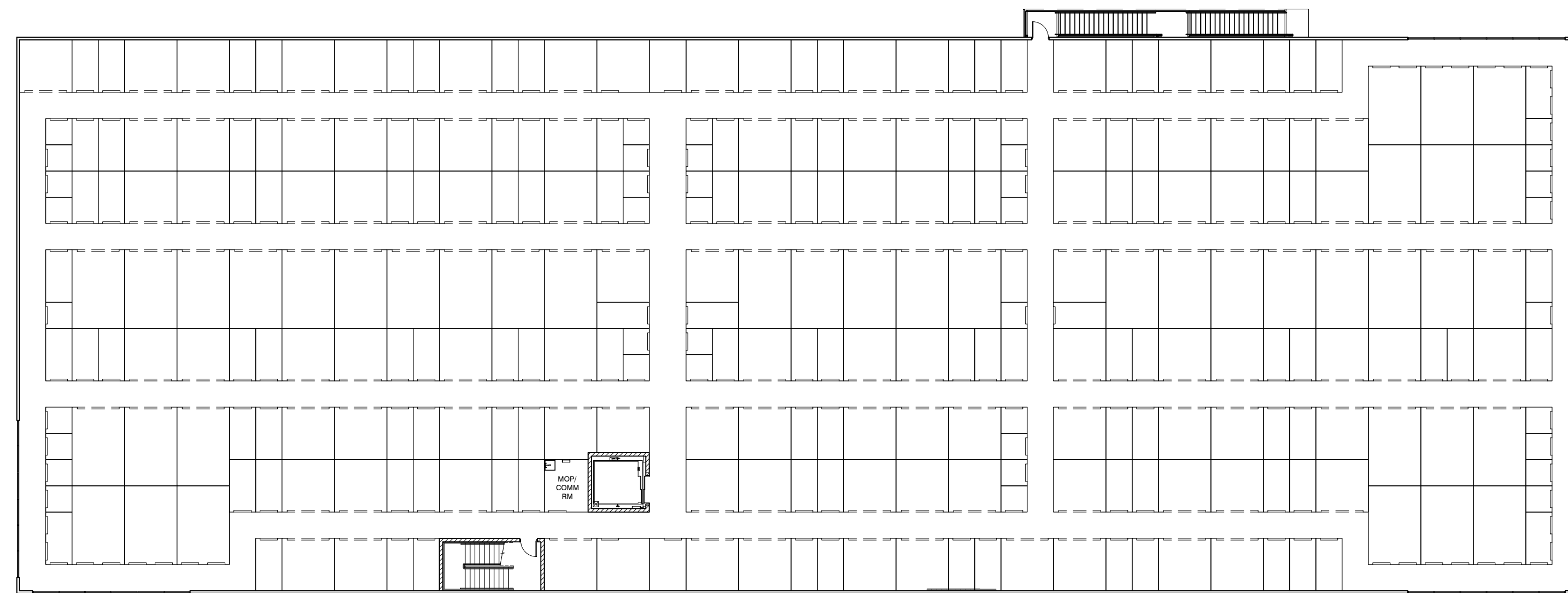
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC # GRAD	+	13 FC	19.7 FC	0.0 FC	N/A	N/A
PROPERTY LINE - FC # GRAD	X	0.3 FC	1.3 FC	0.0 FC	N/A	N/A

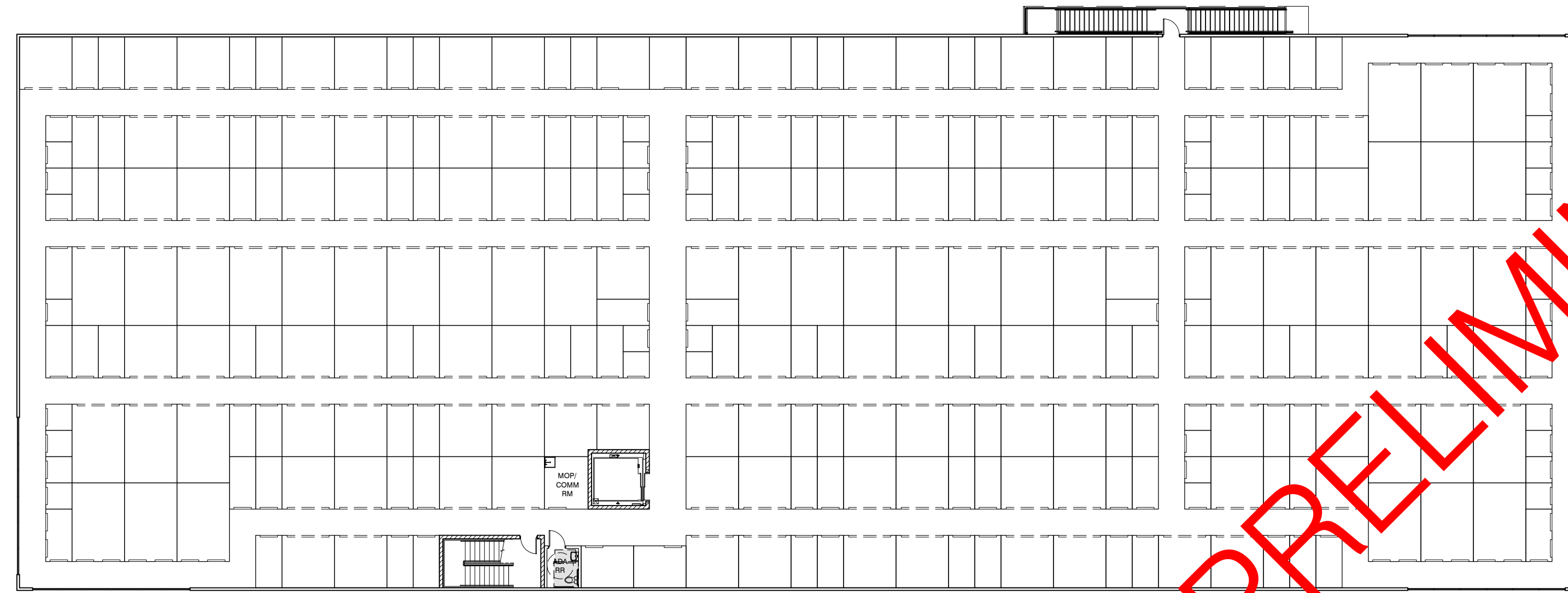
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Voltage
☐	F1E	7	Lithonia Lighting	VDS61 LED P4 40K BCR1 VV MVDLT SRH E4VH DDBXD	FULL CUT-OFF LED WALL-PACK LIGHT W/EM. BATTERY PACK	LED - 4000K	VDS61_LED_P4_40K_BCR1_VV	1982	0.95	150178
☐	K2	3	Lithonia Lighting	DMV2 3000LM WD AFL MVDLT G210 40K BCR1	4' LENGTH VAPORTITE	LED - 4000K	DMV2_3000LM_WD_AFL_MVDLT_40K_BCR1	3170	0.95	2785
☐	K2E	2	Lithonia Lighting	DMV2 3000LM WD AFL MVDLT 40K BCR1 E10WCP	4' LENGTH VAPORTITE W/EM BATTERY PACK	LED - 4000K	DMV2_3000LM_WD_AFL_MVDLT_40K_BCR1	3170	0.95	2785
☐	SA	2	Lithonia Lighting	DSX2 LED P4 40K BCR1 14M MVDLT SPA HS DDBXD / SSS 2P' POLE WITH 3' BASE	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	LED - 4000K	DSX2_LED_P4_40K_BCR1_14M	28070	0.95	2726556
☐	SB	2	Lithonia Lighting	DSX2 LED P4 40K BCR1 11S MVDLT SPA HS DDBXD / SSS 2P' POLE WITH 3' BASE	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 1 Short Houseside Shield	LED - 4000K	DSX2_LED_P4_40K_BCR1_11S	31518	0.95	2726556

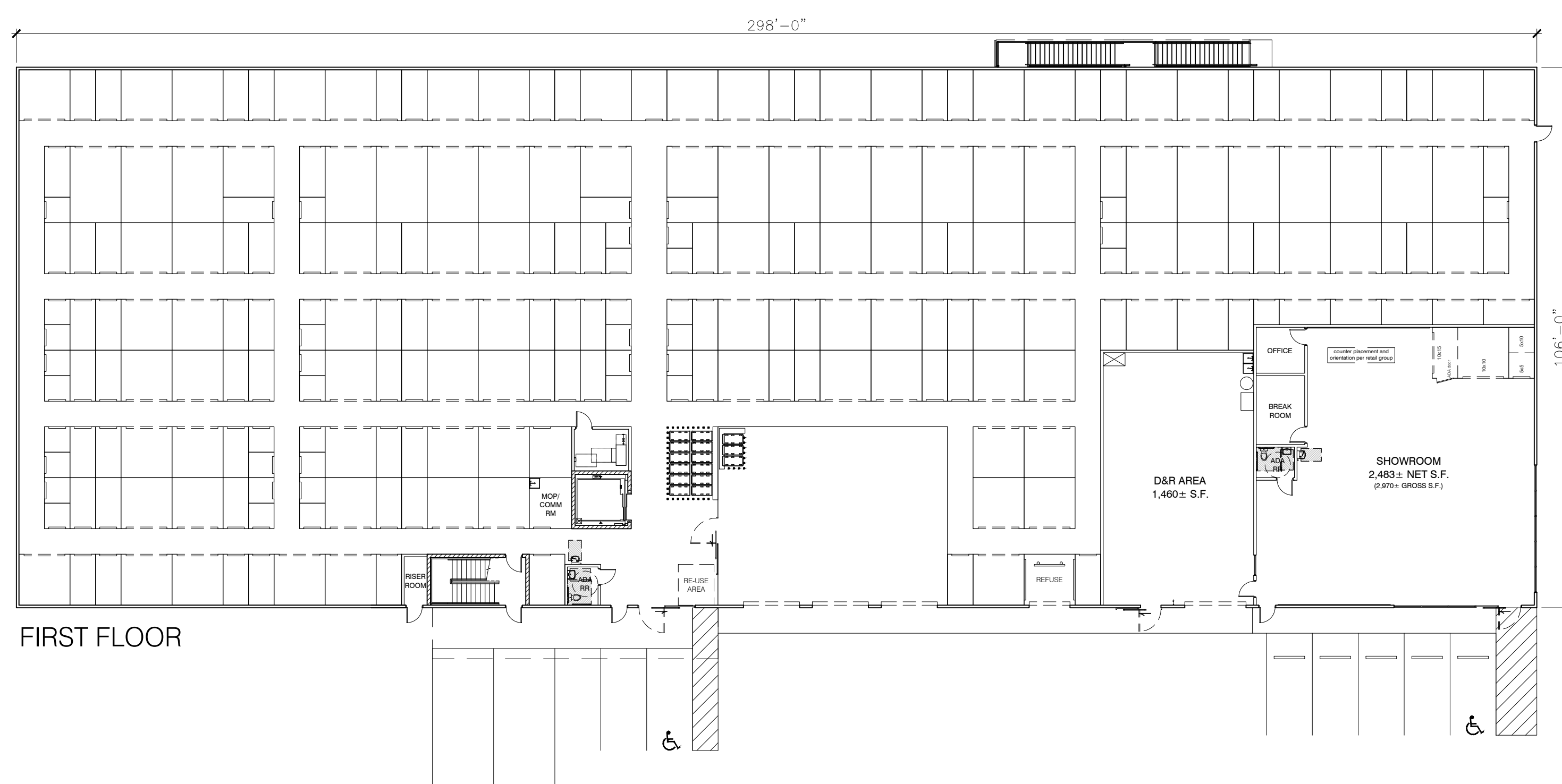




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PROPOSED MIX												
LOCKER SIZE	INTERIOR									TOTAL		
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	SQ. FT.	%	
5 x 5	39	975	6%	39	975	4%	39	975	4%	117	2,925	5%
5 x 10	98	4,900	28%	122	6,100	27%	122	6,100	26%	342	17,100	27%
7 x 10	2	140	1%	1	70	0%	2	140	1%	5	350	1%
10 x 8	1	80	0%	3	240	1%	1	80	0%	5	400	1%
10 x 10	80	8,000	46%	94	9,400	41%	96	9,600	42%	270	27,000	43%
10 x 15	22	3,300	19%	41	6,150	27%	41	6,150	27%	104	15,600	25%
TOTAL	242	17,395	100%	300	22,935	100%	301	23,045	100%	843	63,375	100%

- PRELIMINARY -

NO.	DATE	INITIALS	NOTES
1	05/17/23	AS	ROOF HEIGHT REVISIONS
2	06/07/23	AS	REVISIONS PER EJS / NEW BUILDING OPTION
3	06/16/23	AS	FLIP EXT/INT LOAD
4	06/19/23	AS	MOVE INT LOAD
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

PROFESSIONAL SEAL:
*PRELIMINARY DOCUMENTS;
 NOT FOR CONSTRUCTION;
 FOR INFORMATION ONLY.*

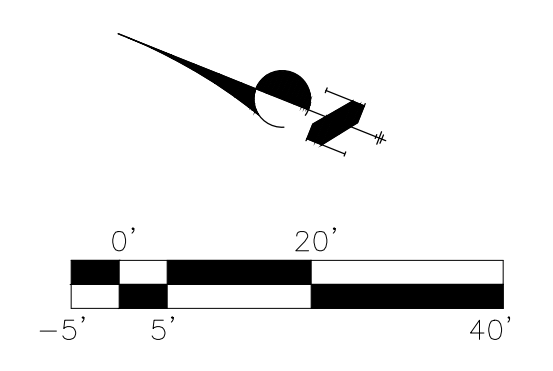
ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY
 CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL OF CORNELIUS
 2962 E BASELINE ST
 CORNELIUS, OR 97113

SHEET CONTENTS:
 PROPOSED FLOOR PLAN

704073
 DRAWN: AS
 CHECKED: -
 DATE: 04/17/23
 A1.1
 © 2023, AMERCO, REAL ESTATE COMPANY
 704073 A1H







CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

ARTISTIC USE OF MATERIAL CREATES AN EXTRUDED LYRICAL ARTICULATED DESIGN ELEMENT

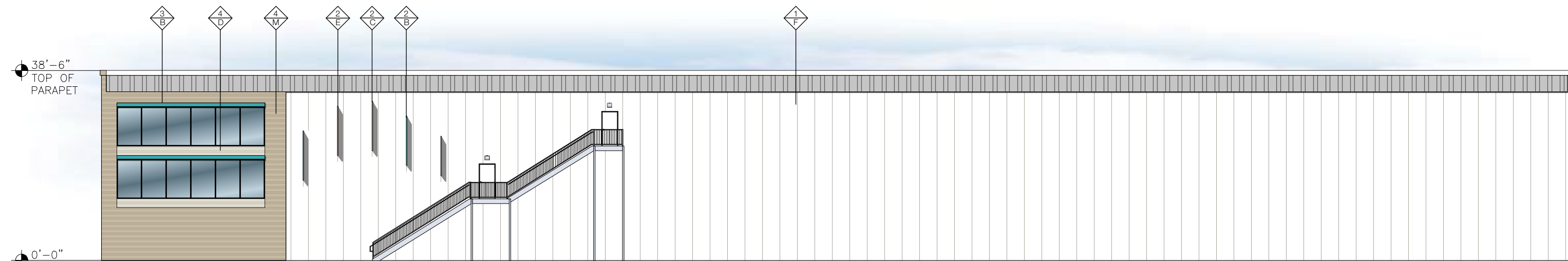
ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

IMP EXCEEDS SUSTAINABLE LEED STANDARDS BY PROVIDING SUPERIOR R-VALUE INSULATION FOR GREATER THERMAL EFFICIENCY



WEST ELEVATION

Scale: 1" = 20'



EAST ELEVATION

Scale: 1" = 20'

GENERAL NOTES:
 D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT PANELS DUE TO PAINT VARIATIONS. CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CUTTING IMP.
 D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CHANGING THE PLACEMENT AND WIDTH OF THIS PANEL.

COLORS			
A	MBCI U-HAUL GREEN	H	TILE-UP CONCRETE
B	SW 6767 AQUARIUM	I	GALVALUME
C	SW 6451 NURTURE GREEN	J	SANDSTONE
D	SW 7011 NATURAL CHOICE	K	WALNUT
E	SW 6884 OBSTINATE ORANGE	L	PROMO GREEN
F	POLAR WHITE	M	SW 6149 RELAXED KHAKI
G	SIERRA SUNSET		

MATERIALS	
1	SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
4	CS-620 HORIZONTAL PANELS
5	FAUX WOOD PANELS W/ 2" GALVALUME TRIM
6	36"W HORIZONTAL 7.2 PANEL
7	BRUSH FINISHED TILT-UP CONCRETE WALL
8	ARCHITECTURAL DETAILS
9	12"H ROOF TRIMS TYP.
10	CUSTOMER SHOWROOM AWNING
11	CUSTOMER LOAD/UNLOAD AWNING

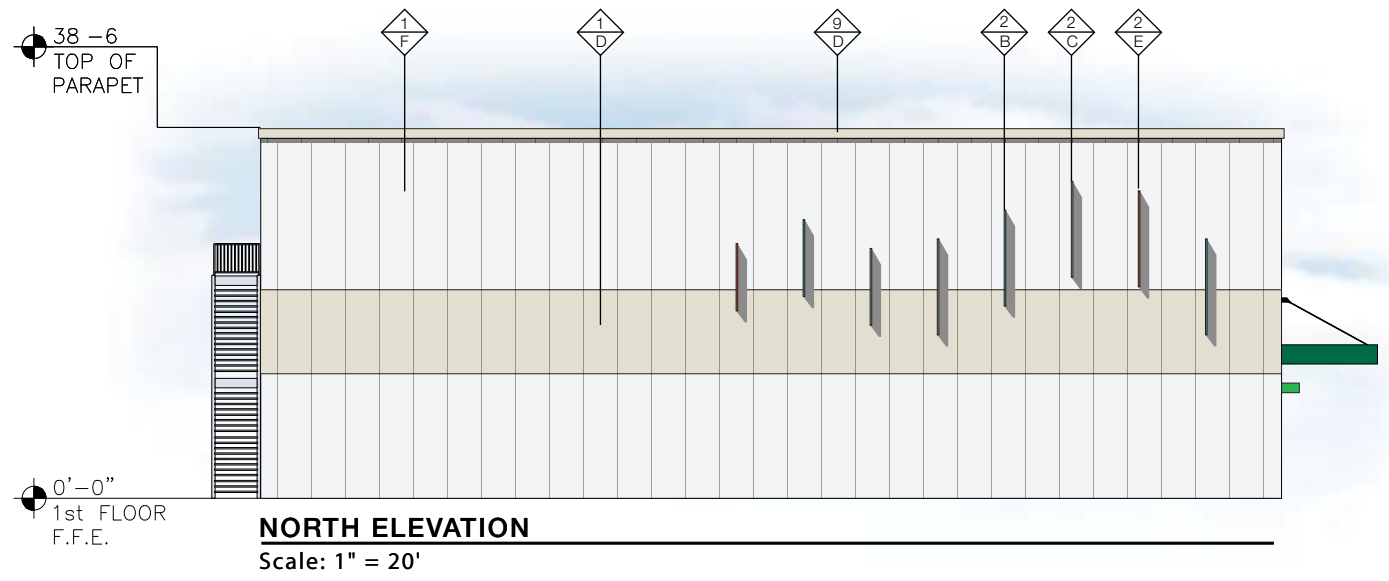
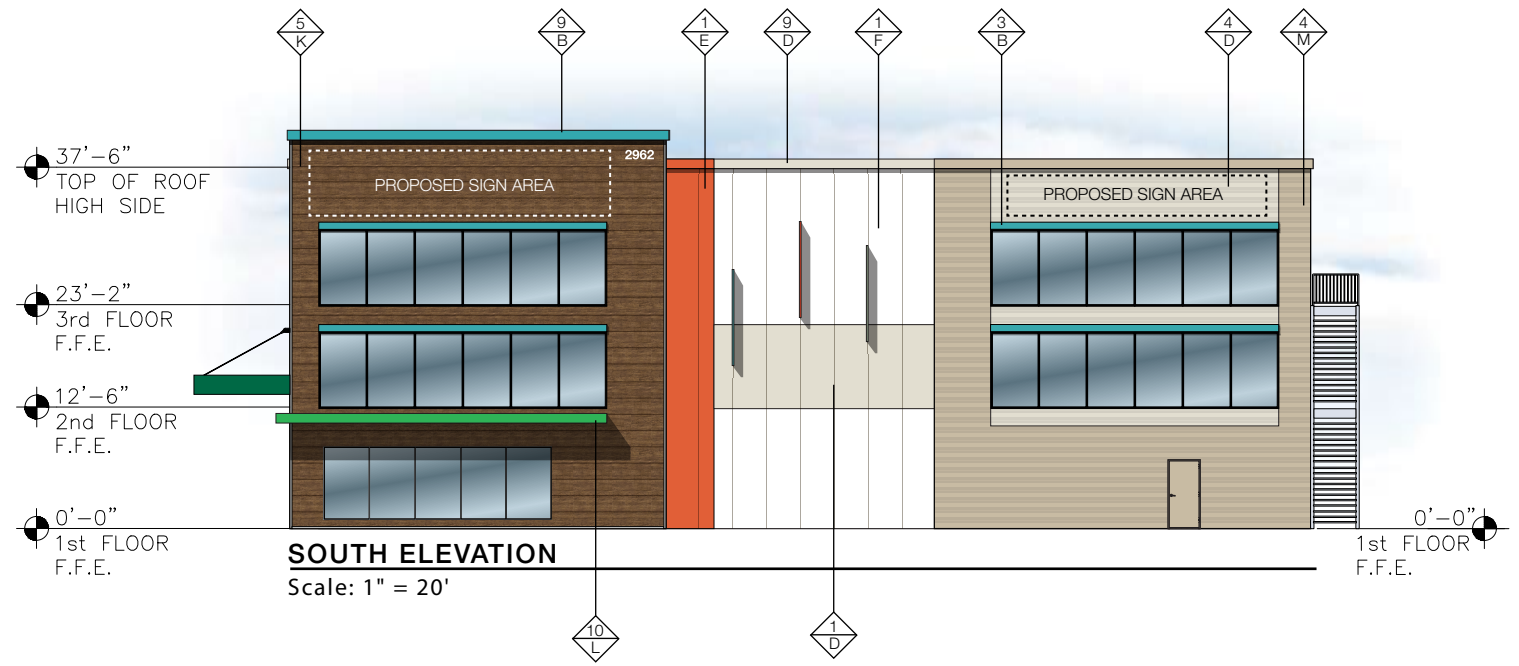
a&m
A&M ASSOCIATES, INC.
 2727 N. CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: 602.263.6841

U-HAUL
 of Cornelius
 Cornelius, OR
 (704073)

Colors & Materials

SHEET 03

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GENERAL NOTES:
 D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT PANELS DUE TO PAINT VARIATIONS. CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CUTTING IMP.
 D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CHANGING THE PLACEMENT AND WIDTH OF THIS PANEL.

COLORS			
A	MBCI U-HAUL GREEN	H	TILE-UP CONCRETE
B	SW 6767 AQUARIUM	I	GALVALUME
C	SW 6451 NURTURE GREEN	J	SANDSTONE
D	SW 7011 NATURAL CHOICE	K	WALNUT
E	SW 6884 OBSTINATE ORANGE	L	PROMO GREEN
F	POLAR WHITE	M	SW 6149 RELAXED KHAKI
G	SIERRA SUNSET		

MATERIALS	
1	SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
4	CS-620 HORIZONTAL PANELS
5	FAUX WOOD PANELS W/ 2" GALVALUME TRIM
6	36"W HORIZONTAL 7.2 PANEL
7	BRUSH FINISHED TILT-UP CONCRETE WALL
8	ARCHITECTURAL DETAILS
9	12"H ROOF TRIMS TYP.
10	CUSTOMER SHOWROOM AWNING
11	CUSTOMER LOAD/UNLOAD AWNING

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A&M ASSOCIATES, INC.
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 Cornelius, OR
 (704073)

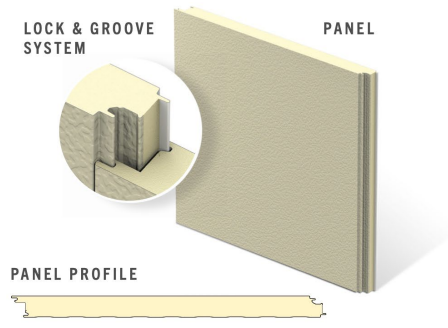
Colors & Materials

SHEET 04

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METL-SPAN CF Santa Fe IMP (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH • 24", 30", 36", 42"

THICKNESS • 2", 2½", 2¾", 3", 4"

LENGTH 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ¼" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

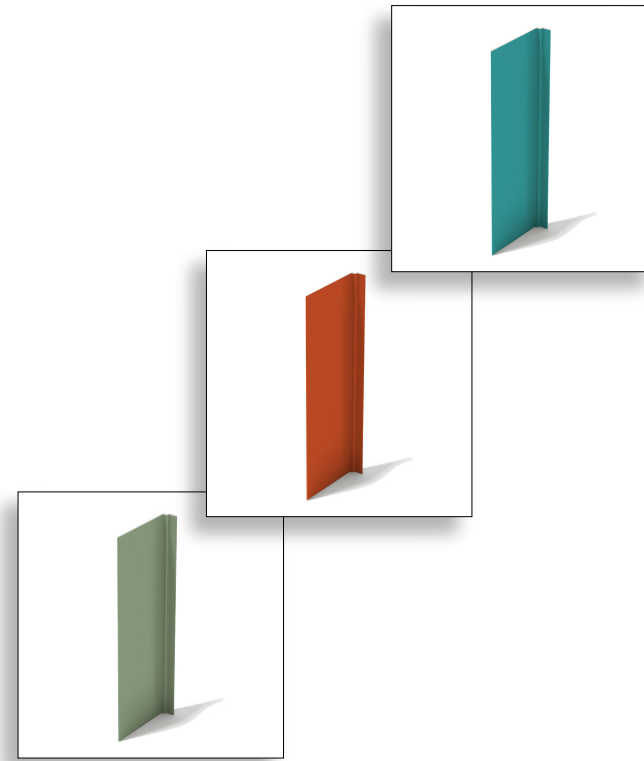
JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

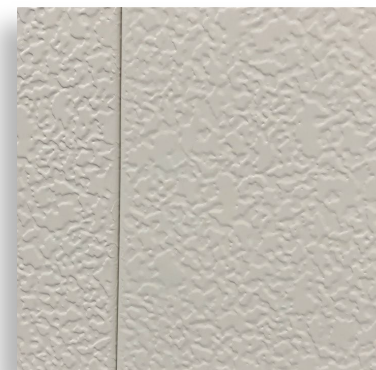
U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h-ft ² ·°F)		R-VALUE (h-ft ² ·°F/BTU)	
PANEL WIDTH: 42"		PANEL WIDTH: 42"	
35"		35"	
2"	0.059	2"	17.5
2.5"	0.046	2.5"	21.9
3"	0.038	3"	26.2
4"	0.028	4"	35.0

*Available only from Nevada plant
**Based on ASTM C518, ASTM C1363 and thermal modeling



9"D Lyrical Articulated Design Element

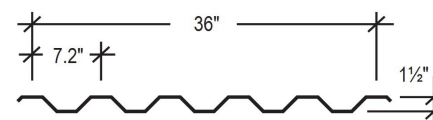
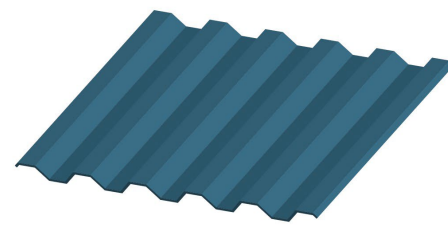


Stucco Embossed IMP



Tilt-Up Concrete Wall
LIGHT BROOM FINISH

7.2 PANEL



When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Panel is an ideal choice. This panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies. When used on walls, the 7.2 Panel is typically ordered as "reverse rolled" and can be installed either vertically or horizontally.

Product Specifications

- **Applications:** Roof and Wall
- **Coverage Width:** 36"
- **Rib Spacing:** 7.2" on Center
- **Rib Height:** 1½"
- **Minimum Slope:** ½:12
- **Panel Attachment:** Exposed Fastening System
- **Gauges:** 24 (standard); 29, 26, 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



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P: 602.263.6841

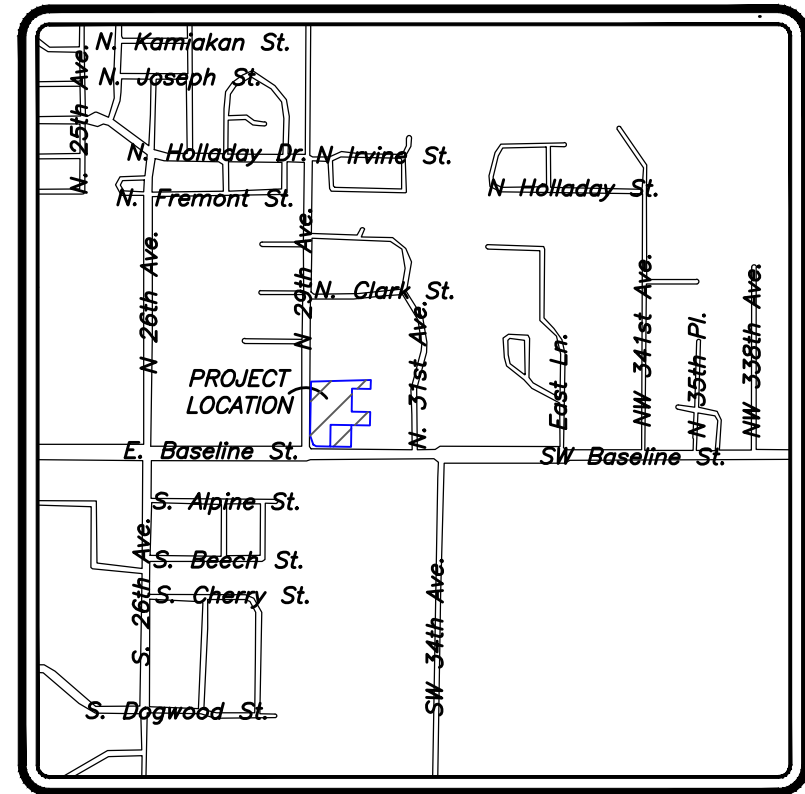


of Cornelius
Cornelius, OR
(704073)

Material Board

SHEET 05

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LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- The Subject Property has direct ingress and egress to East Baseline Street and North 29th Avenue, which is are paved, public right-of-ways.
- The basis of bearings for the purposes of this survey is Oregon State Plane Coordinates, Oregon North Zone, NAD83, GPS observations between monuments having an assumed bearing of South 89°47'52" E along the South line of Southeast Quarter of Section 34, Township 1 North, Range 3 West of the Willamette Meridian.
- The address of 2962 EAST BASELINE STREET was physically observed, posted on site of the Subject Property.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- There is no visible evidence of earth moving on the Subject Property, current or proposed.
- There is no visible evidence on site of use as a dump or sanitary landfill, currently or previously.
- There is no visible evidence on site of use as a cemetery, currently or previously.
- Surveyor is aware of no changes in street right-of-way lines, either completed or proposed. Surveyor observed no evidence of recent street or sidewalk construction or repairs.
- Subject Property:
Owner: HOGAN KATHLEEN C & DELFS MARY E; APN: R755837 ; contains 128,268 square feet or 2.9446 Acres more or less.
- This Survey Map correctly represents the facts found on the ground at the time of the survey.
- There are no discrepancies between the boundary lines of the Subject Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.
- Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The [e.g., bank, edge of water, high-water mark, ordinary high-water mark, low-water mark, ordinary low-water mark, center of stream] shown hereon [was/were] located on [Date].
- The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining streets, highways, right of way and easements, public or private, as described in their most recent respective legal descriptions of record.
- Except as otherwise noted below, if the Subject Property consists of two or more parcels, there are no gaps or gores between said parcels.
- The intersection of East Baseline Street and North 29th Avenue is located at the Subject Property.
- All utilities appear to enter the Subject Property via a public right-of-way except as shown hereon.
- The Subject Property appears to drain into the public right-of-way and other detention areas, except as shown hereon.
- A call to a underground utility locator was called prior to site visit. Note all buried utilities may not be shown hereon due to lack of markings. All buried utilities shown hereon are shown in their approximate location per marked pin flags and/or paint and field evidence.
- All Elevations shown hereon was derived and based from a GPS Static Session Survey with OPUS Solution and is on NAVD88 Datum. The surveyor has attempted to utilize a local datum, but no requirements could be found.
- REFERENCE DOCUMENTS:
Deed, Doc. No. 2005-040815, Washington County Deed Records.
Survey No. 10048, Washington County Survey Office.
Survey No. 32528, Washington County Survey Office.
Survey No. 34180, Washington County Survey Office.
Right-Of-Way Dedication, Doc. No. 2000-092344, Washington County, OR.
Right-Of-Way Dedication, Doc. No. 2007-045297, Washington County, OR.

FLOOD NOTE:
By graphic plotting only, this property is in Zone(a) "x" of the Flood Insurance Rate Map, Community Panel No. 4106700318E, which bears an effective date of 11/04/2016 and is not in a Special Flood Hazard Area. By searching the FEMA Flood Map Service Center at www.fema.gov on 02/27/2023 we have determined that this community does not currently participate in flood insurance. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

TITLE LEGAL DESCRIPTION

PARCEL 1:

Beginning 680.2 feet West from the Southeast corner of Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon, being also the center of Baseline Road; thence N 00°17' East 180 feet, along the West line of that tract of land conveyed to Melvin Green, et ux, by deed recorded in Book 627, page 655, Washington County Deed Records; thence Westerly, and parallel with Baseline Road, 125 feet; thence Southerly, and parallel with Green's said West line, 180 feet to the center of Baseline Road; thence Easterly, along the center of Baseline Road, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Baseline Road.

PARCEL 2:

A portion of the Southeast one-quarter of Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon, described as follows:
Beginning at a point on the South line of said Section 34, a distance of 539.6 feet West of the Southeast corner thereof, said point also being the Southeast corner of that tract of land conveyed to Walter E. Tanner, et ux, by deed recorded in Book 453, page 484, Deed Records of Washington County, Oregon; thence continuing West, on the South line of said Section 34, 417.4 feet to the centerline of County Road No. 485 (N.W. Hobbs Road); thence North 00°17' East, on said centerline, 456.35 feet to the Southwest corner of that tract of land conveyed to Wayne H. Hedricks, et ux, by deed recorded in Book 580, page 562, Deed Records of Washington County, Oregon; thence North 87°29' East, parallel with and 160 feet distance Southerly from the North line of said Tanner tract, 417.9 feet, more or less, to the Southeast corner of that tract of land conveyed to Albert L. Huggill, et ux, by deed recorded in Book 643, page 537, Deed Records of Washington County, Oregon, said point being on the East line of said Tanner tract; thence South 00°17' West, along said East line, 474.65 feet, more or less to the point of beginning.

EXCEPTING THEREFROM those portions lying within the boundaries of North 29th Avenue and Baseline Road, including, but not limited to, that portion described in deed to the State of Oregon by and through its Department of Transportation recorded August 1, 2002 as Fee No. 2002-088312.

ALSO EXCEPTING THEREFROM a tract of land beginning at a point which is 539.6 feet West from the Southeast corner of the South line of Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon; thence West 130.0 feet, along the South line of said Section; thence North 00°17' East 180.0 feet, parallel with the East line of that tract of land conveyed to Walter E. Tanner, et ux, by deed recorded in Book 453, page 484, Deed Records; thence East 130.0 feet to a point on the East line of said Tanner tract; thence South 00°17' West 180.0 feet, along the said East line, to the point of beginning.

FURTHER EXCEPTING THEREFROM a tract of land located in Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon, described as follows:
Beginning at the Northeast corner of that tract of land conveyed to Walter E. Tanner, et ux, by deed recorded in Book 453, page 484, Deed Records; thence South, along the East line of that tract conveyed to William Earl Barr by deed recorded in Book 453, page 453, South 00°17' West 350 feet, which point is also 210 feet South from the point of beginning of that certain easement described in Book 494, page 307, Washington County, Oregon, Deed Records, and the true point of beginning of the herein described tract; thence West, parallel with the South line of said easement, 120 feet; thence North, parallel to the East line of the above mentioned Barr tract, 150 feet; thence East, on the South line of the above mentioned easement, 120 feet to the East line of the Barr tract; thence South, along said last line, 150 feet to the point of beginning.

AND FURTHER EXCEPTING THEREFROM a tract of land beginning 680.2 feet West from the Southeast corner of Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon, being also in the center of Baseline Road; thence North 00°17' East 180 feet, along the West line of that tract of land conveyed to Melvin Green, et ux, by deed recorded in Book 627, page 655, Washington County Deed Records; thence Westerly, and parallel with Baseline Road, 125 feet; thence Southerly, and parallel with Green's said West line, 180 feet to the center of Baseline Road; thence Easterly, along the center of Baseline Road, to the point of beginning.

FURTHER EXCEPTING THEREFROM that portion thereof dedicated as a right-of-way to the City of Cornelius by deed recorded November 15, 2000 as Recorder's Fee No. 2000092344.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, by Deed Recorded April 1, 2002 as Recorder's Fee No. 2002-088312.

MAP

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

ZONING INFORMATION

Zoning Report not provided at the time of survey.

Observed Parking Spaces:
Regular:
Handicapped:
Total:

UTILITY NOTES

Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

NOTES CORRESPONDING TO SCHEDULE B

- Easement, including the terms and conditions thereof: Granted to: Northwest Natural Gas Company; Recorded: August 29, 1963; Book: 494; Page: 307; Instrument No.: 1626; Purpose: Gas Pipeline; Affects: 60 feet wide area in the Northerly portion of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: Wayne H. Hedricks and Jeanette L. Hedricks; Recorded: December 10, 1965; Book: 480; Page: 582; Instrument No.: 371; Purpose: unstated; Affects: a portion of the Northerly 50 feet of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: Albert L. Huggill and Joanne Huggill; Recorded: May 29, 1967; Book: 643; Page: 537; Instrument No.: 11043; Purpose: unstated; Affects: a portion of the Northerly 60 feet of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: Donald Richert and Hazel Richert; Recorded: February 18, 1969; Book: 733; Page: 679; Instrument No.: 1384; Purpose: unstated; Affects: a portion of the Northerly 60 feet of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: Marley B. Marvel and Vera L. Marvel; Recorded: November 18, 1988; Instrument No.: 88-51713; Purpose: ingress and egress; Affects: a portion of the Northerly 60 feet of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: the City of Cornelius, Oregon; Recorded: November 18, 1988; Instrument No.: 88-51714; Purpose: water service line; Affects: A portion of the Northerly 5 feet of Parcel 2. AFFECTS: APPROXIMATE LOCATION SHOWN HERON ADDITIONAL DOCUMENTS MAY BE NEEDED
- Agreement, including the terms and conditions thereof: By and Between: abutting land owners; As Disclosed in: Warranty Deed; Recorded: October 24, 1990; Instrument No.: 90-58780; Regarding: Road Maintenance; Affects: Northerly portion of Parcel 2. AFFECTS: SHOWN HERON
- Public Utility Easement granted to City of Cornelius as more fully set forth in the document recorded as 2000092343. Affects: Southerly portion of Parcels 1 and 2.

ALTA/NSPS LAND TITLE SURVEY

U-HAUL CORNELIUS
2962 EAST BASELINE STREET
CORNELIUS, OR 97113

Surveyor's Certification

TO: AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION; STEWART TITLE COMPANY, & U-HAUL COMPANY OF UTAH.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF. 1, 2, 3, 4, 5(NO TREE LOC.), 6a, 6b, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, & 19.

THE FIELDWORK WAS COMPLETED ON: 2/5/23

DATE OF MAP OR PLAT: 2/5/23

JAMES M POWERS, RPLS, CFS, CP
REGISTRATION NO.: 95837PLS
IN THE STATE OF: OREGON
DATE OF SURVEY: 2/5/23



Prepared By:
Red Plains Surveying Company
1917 S. Harvard Avenue, Oklahoma City, OK 73128
Phone: 405-603-7842
Email: Comments@rpsurveying.com
RED PLAINS OR LICENSE NO.: 1812030-04 EXPIRES: 4/20/23

SYMBOL LEGEND

<ul style="list-style-type: none"> A/C. PAD AIR VALVE AUTO-SPRINKLER BENCHMARK BORE HOLE SUPPORT POST CLEAN OUT ELEC. METER ELEC. PED. ELEC. TRANS. FIRE HYDRANT FIRE RISER FLAG POLE PIPELINE MARKER GAS METER GAS VALVE GATE GENERATOR BARBED WIRE FENCE ROAD CENTERLINE STOCKADE FENCE UNDERGROUND COMMUNICATION UNDERGROUND SANITARY SEWER 	<ul style="list-style-type: none"> GREASE TRAP GROUND LIGHT GUARD POST GUY ANCHOR HANDICAPPED PARKING IRRIGATION MANHOLE IRON GRATE LIGHT POLE METER RACK MONITOR WELL MON. FOUND AS DESCRIBED AS DESCRIBED PIPELINE CABINET POWER MH POWER POLE PROPANE TANK PULL BOX ADJ./PLAT LINE CHANNEL FENCE OVERHEAD ELECTRIC LINE SUBJECT BOUNDARY LINE UNDERGROUND ELECTRIC UNDERGROUND OIL PIPE LINE UNDERGROUND SANITARY SEWER UNDER GAS UNDER WATER 	<ul style="list-style-type: none"> RCP HEADWALL ROAD SIGN SANITARY SEWER MH SYSTEM SEWER MH UNDERGROUND TANK ACCESS TELE. MH TELE. PED. TRAFFIC SIGNAL LIGHT TRAFFIC CONTROL BOX TREE T.V. PED. MARKER UNDER. TELE. MARKER UTILITY CABINET UTILITY POLE WATER METER WATER MH WATER VALVE UNDER. TELE. MARKER ELECTRIC ELEVATION FINISHED FLOOR FLOW LINE FIBER OPTIC HIGH METERS MONUMENT OVERHANG POINT OF BEGINNING POINT OF COMMENCEMENT RECORD DIMENSION METERS RIGHT-OF-WAY REINFORCED CONCRETE PIPE TYPICAL VARIABLE WATER SPIGOT 	<p>LIST OF ABBREVIATIONS</p> <ul style="list-style-type: none"> FND. - FOUND IP - IRON PIN AL - ALUMINUM CAP BC - BRASS CAP B.C. - BARRIER CURB B.L. - BUILDING LINE SETBACK BUILDING HEIGHT LOCATION B.L.D.C. - BUILDING C/L - CENTER LINE CORR. - CORRUGATED METAL PIPE COMM. COMMUNICATIONS CONG. - CONCRETE DEC. - DECIDUOUS DIST. - DISTANCE ELEC. - ELECTRIC ELEV. - ELEVATION FIN. - FINISHED FL - FLOW LINE HT. - FIBER OPTIC HT. - HEIGHT M. - MEASURED DIMENSION MET. - METERS MON. - MONUMENT OVH. - OVERHANG P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT R. - RECORD DIMENSION R.O.W. - RIGHT-OF-WAY RCP - REINFORCED CONCRETE PIPE TYP. - TYPICAL VAR. - VARIABLE WS - WATER SPIGOT
---	---	--	--

AMERCO REAL ESTATE COMPANY

PROJECT INFO:
U-HAUL
2962 EAST BASELINE STREET
CORNELIUS, OR, 97113
"U-HAUL CORNELIUS"

SCALE: 1" = 30'
SURVEY DATE: 2/5/23
DRAWN BY: CM
FIELD BY: AM

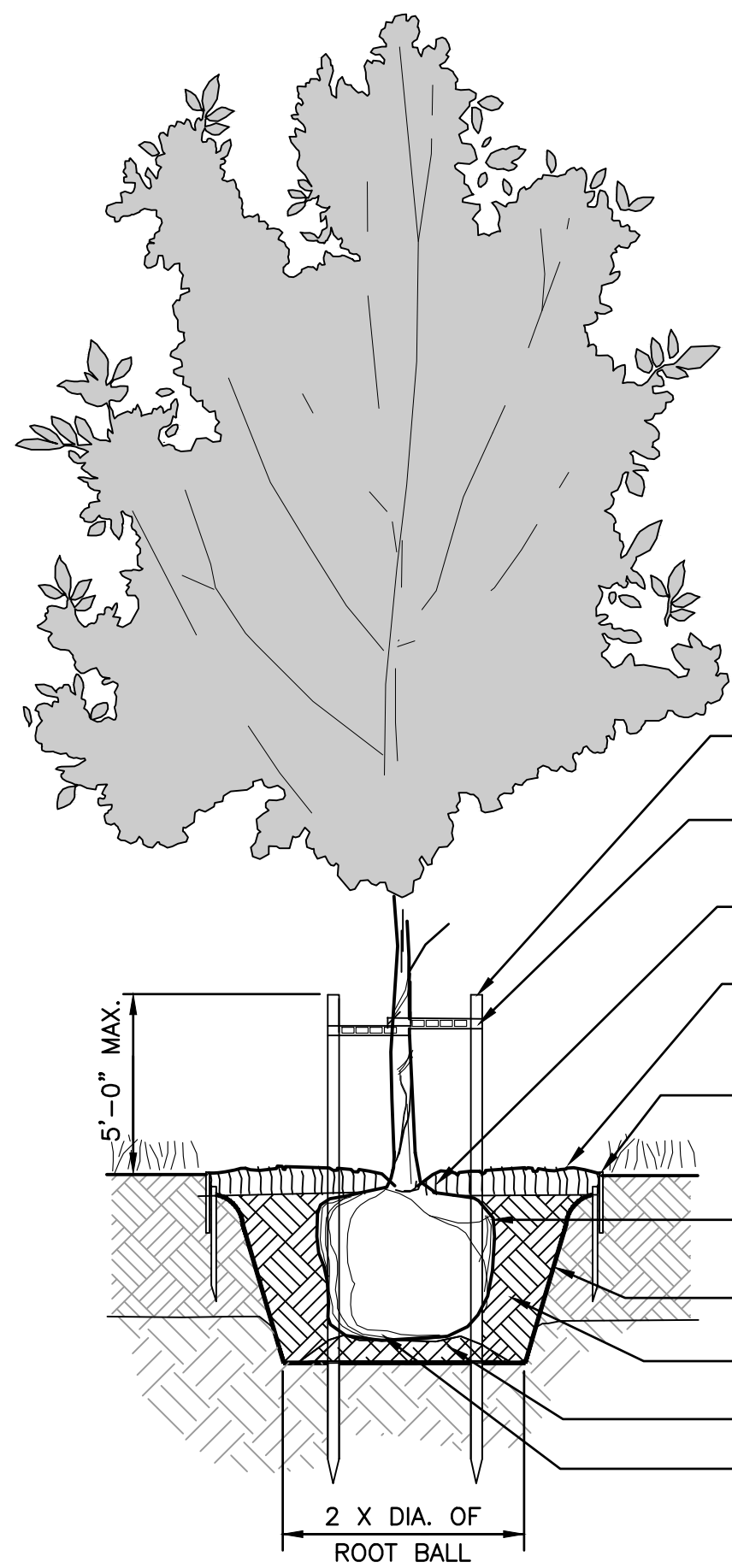
APPROVED BY: JBP
J.N.: 23-015-01AD
SHEET: 1 OF 3

MONUMENT LEGEND

○ 1/2" IRON PIN SET	● IRON PIN FOUND
⊙ P-K NAIL SET (MAGNETIC NAIL)	⊙ P-K NAIL FOUND (MAGNETIC NAIL)
✕ CUT "X" SET	✕ CUT "X" FOUND
⬠ BENCHMARK	

STATEMENT OF ENCROACHMENTS

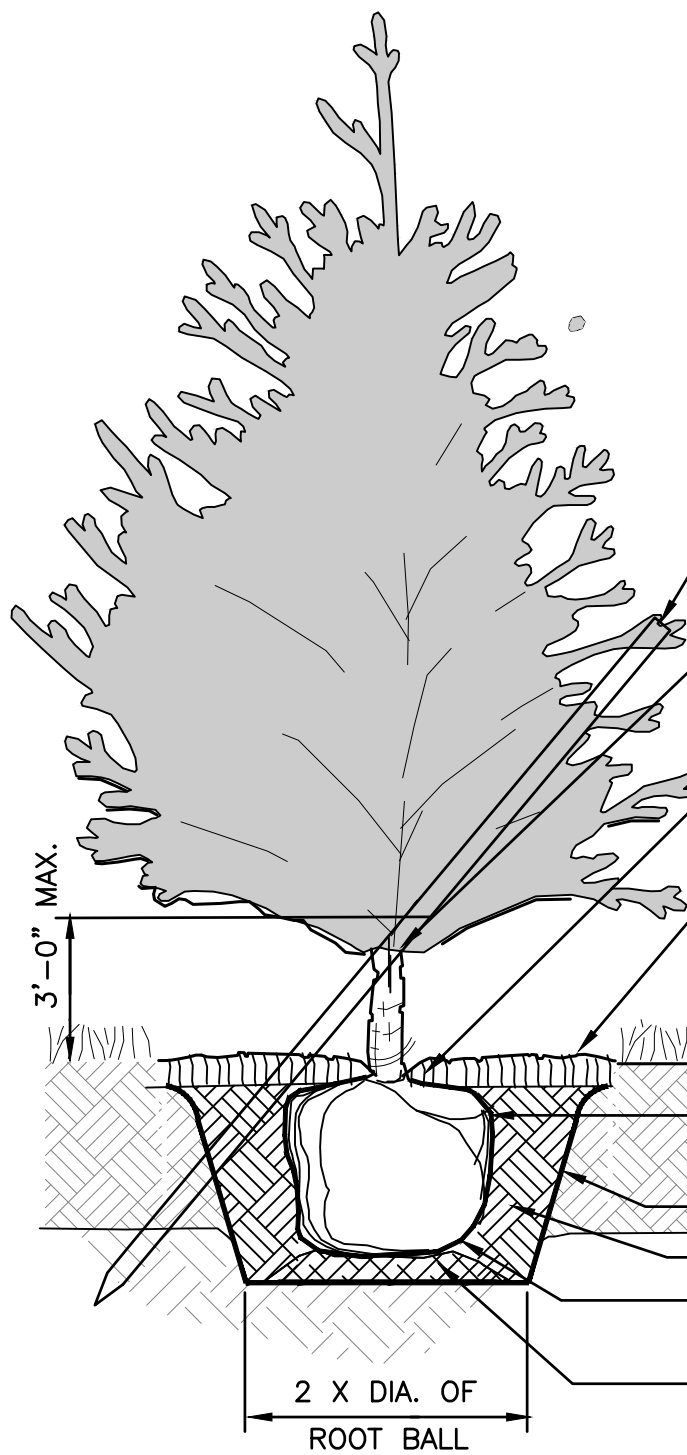
- 10'x10' ALUMINUM SHED ON THE EAST SIDE OF THE SUBJECT PROPERTY EXTENDS ONTO THE SUBJECT PROPERTY A DISTANCE OF 0.3± FEET.
- FENCING ALONG THE EAST SIDE OF THE SUBJECT PROPERTY EXTENDS ONTO THE SUBJECT PROPERTY A DISTANCE OF 4.8± FEET.



AFTER PLANTING PRUNE BRANCHES AS REQUIRED FOR THE FOLLOWING CONDITIONS:
 ANY BRANCHES THAT MAY OBSTRUCT A PEDESTRIAN ACCESS ROUTE BELOW 80-INCHES IN HEIGHT SHALL BE PRUNED TO COMPLY WITH FEDERAL ADA REGULATIONS.
 TREES ADJACENT TO THE FIRE LANE SHALL BE MAINTAINED WITH A MINIMUM CANOPY HEIGHT OF 14' OVER THE VEHICLE ACCESS DRIVE TO COMPLY WITH FIRE CODE.

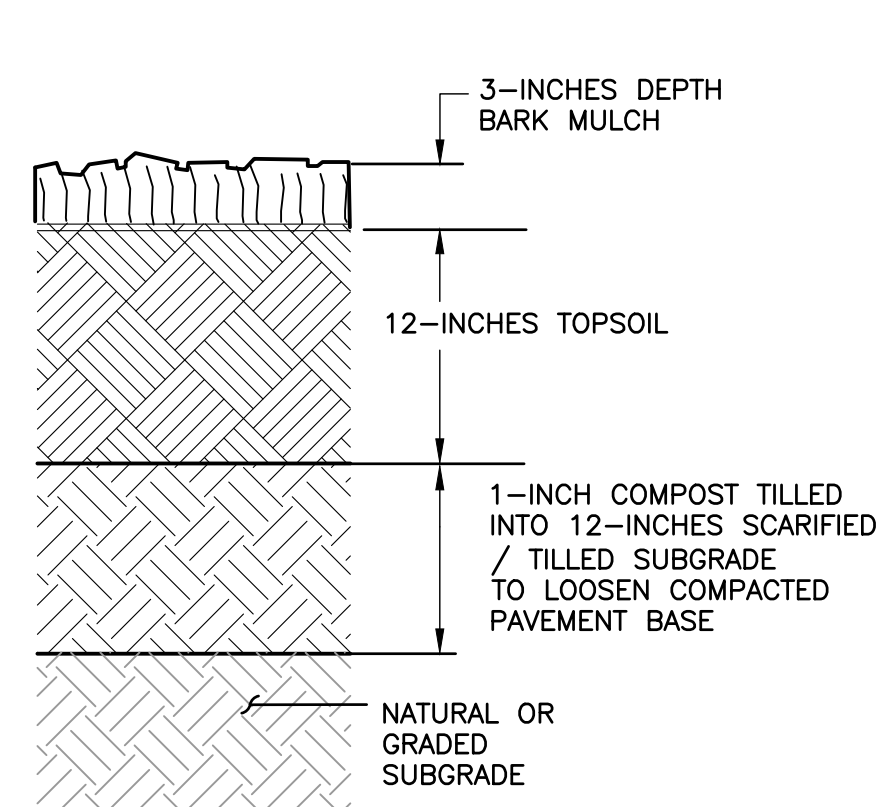
- (2) 3" ROUND DF 8' STAKE FOR DECIDUOUS TREE PLANTING, DO NOT PENETRATE ROOT BALL WITH STAKES. DRIVE TO REFUSAL.
- INTERLOCKING PVC 'CHAINLOCK' TREE TIE OR APPROVED EQUAL.
- SET ROOT FLARE 1 INCH ABOVE FINISHED GRADE IN PLANTER AREAS.
- PROVIDE 3 INCH DEPTH BARK MULCH
- ALUMINUM EDGING, 4' DIAMETER TREE WELL, IN LAWN AREAS, OMIT IN SHRUB/GROUNDCOVER BEDS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- SET TREE ROOT FLARE LEVEL WITH SURROUNDING FINISH GRADE.
- SCARIFY WALLS AND BOTTOM OF PLANTING PIT.
- BACKFILL WITH TOPSOIL
- COMPACTED NATIVE SOIL
- REMOVE ALL BURLAP OR TWINE PRIOR TO BACKFILLING PLANT PIT.

1 DECIDUOUS TREE PLANTING DETAIL
NTS



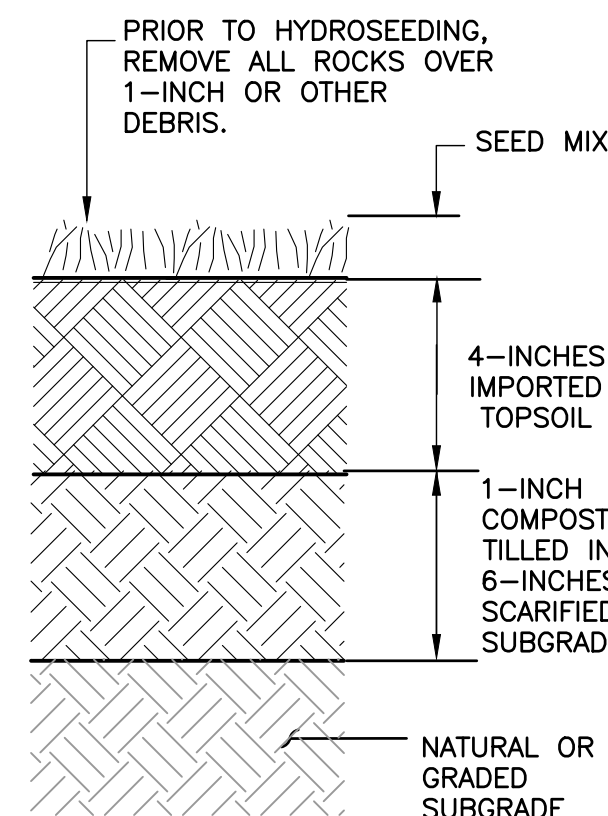
- (1) 3" ROUND DF 8' STAKE FOR CONIFER PLANTING AT ANGLE, DO NOT PENETRATE ROOT BALL WITH STAKES. DRIVE 3 FEET MIN.
- INTERLOCKING PVC 'CHAINLOCK' TREE TIE OR APPROVED EQUAL.
- SET ROOT FLARE 1 INCH ABOVE FINISHED GRADE IN PLANTER AREAS.
- PROVIDE 3 INCH DEPTH BARK MULCH
- SET TREE ROOT FLARE LEVEL WITH SURROUNDING FINISH GRADE.
- SCARIFY WALLS AND BOTTOM OF PLANTING PIT.
- BACKFILL WITH TOPSOIL
- REMOVE ALL BURLAP OR TWINE PRIOR TO BACKFILLING PLANT PIT.
- COMPACTED NATIVE SOIL

2 CONIFER / MULTI TRUNK PLANTING DETAIL
NTS



BARK MULCH AREA APPLIES TO

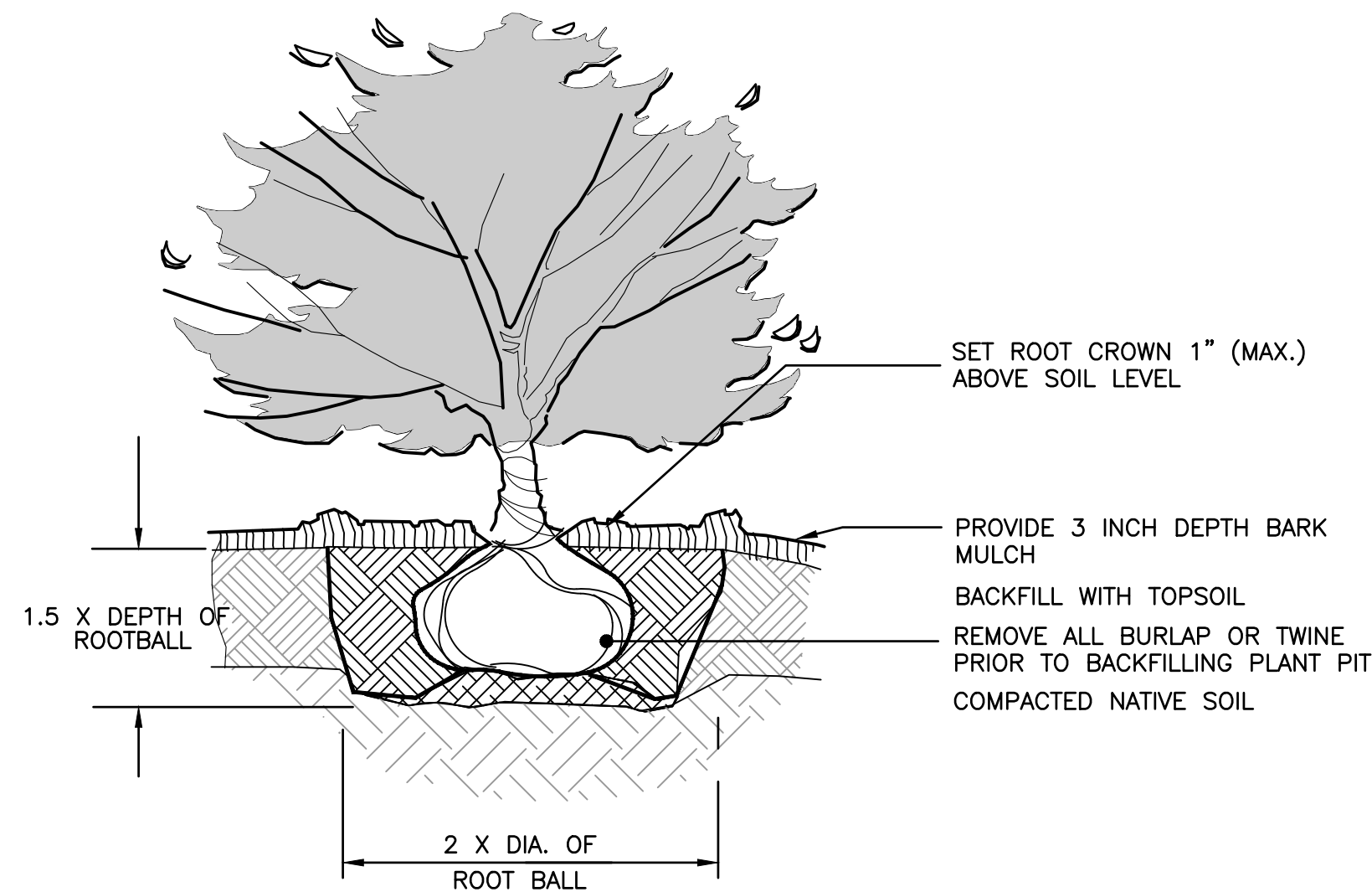
- PARKING LOT ISLAND
- FRONTAGE PLANTING STRIPS
- PERIMETER PLANTING BEDS



MAINTAINED TURF LAWN APPLIES TO

- FRONTAGE PLANTING BEDS
- REAR YARD OF BUILDING

3 PLANTING PREPARATION
NTS



4 SHRUB PLANTING DETAIL
NTS

GENERAL PLANTING NOTES

1. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR THIS PROJECT.
2. GRADING SHALL BE ACCEPTED PRIOR TO PLANT INSTALLATION. FINISHED GRADE FOR NEW PLANTING AREAS SHALL ALLOW FOR TOPSOIL AND ROCK MULCH AND 1-INCH CLEAR TO TOP OF CURB OR SIDEWALK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND HAULING ALL EXTRA DEBRIS AND EXCESS SOIL GENERATED BY THIS PROJECT.

PLANTING, FERTILIZING AND MAINTENANCE

4. ALL PLANTS SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN (AAN) GRADES AND STANDARDS AS PUBLISHED IN THE MOST RECENT Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" MANUAL. TREE CALIPER SHALL BE MEASURED SIX INCHES ABOVE THE ROOT FLARE.
5. AREAS DISTURBED BY GRADING AND NOT SHOWN AS PLANTING / LAWN AREAS SHALL BE SEEDED.
6. APPLY FERTILIZER TO ALL LAWN, GROUNDCOVER, SHRUB AND TREE PLANTING AREAS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FERTILIZER TYPE (N-P-K RATIO) FOR LAWN, ORNAMENTAL SHRUBS, AND TREES.
7. THE ONGOING MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

TOPSOIL, COMPOST AND MULCH

8. REMOVE SUBGRADE MATERIAL TO ACCOMMODATE TOPSOIL, ROCK MULCH, SOD LAWN WITH 1" CLEAR TO TOP OF CURB, SIDEWALK OR OTHER PAVED SURFACES.
9. REFER TO PLANTING PREPARATION DETAIL SHEET THIS SHEET FOR TOPSOIL AND COMPOST REQUIREMENTS.
10. TOPSOIL SHALL BE A TWO-WAY MIX OR APPROVED EQUAL, CONSISTING OF THE FOLLOWING: SOIL SHALL BE A MIXTURE OF 50% PURE COMPOST, AND 50% SAND, SANDY LOAM, OR SILTY SAND. THE COMPOST SHALL BE FULLY COMPOSTED AND MATURE ORGANIC MATERIALS. NO FRESH SAWDUST OR OTHER FRESH WOOD BY-PRODUCTS SHALL BE ADDED TO EXTEND THE VOLUME AFTER THE COMPOSTING PROCESS.
 CHEMICAL/PHYSICAL CHARACTERISTICS SHALL COMPLY WITH THE FOLLOWING:
 - SCREEN SIZE (APPROX. PARTICLE SIZE) 7/16" MAXIMUM
 - TOTAL NITROGEN.25% MINIMUM
 - ORGANIC MATTER.50%
 - PH RANGE 5.5-7.5
11. BARK MULCH SHALL BE HEMLOCK / FIR MEDIUM GRIND.

FILE NAME: P:\1\10\1\23\23836 AMERCO_UHAUL CORNELIUS LU\CAD\ENGINEERING\SHEETS\P23836 LP DET.DWG
 SAVE TIME: 1/24/2024 8:55 AM
 PLOT TIME: 1/24/2024 8:55 AM
 USER NAME:ASHLEY-TELLIN
 XREF FILES:###

PACE Engineers
 4500 Kruse Way, Suite 250
 Lake Oswego, OR 97035
 p. 503.597.3222
 www.paceengrs.com

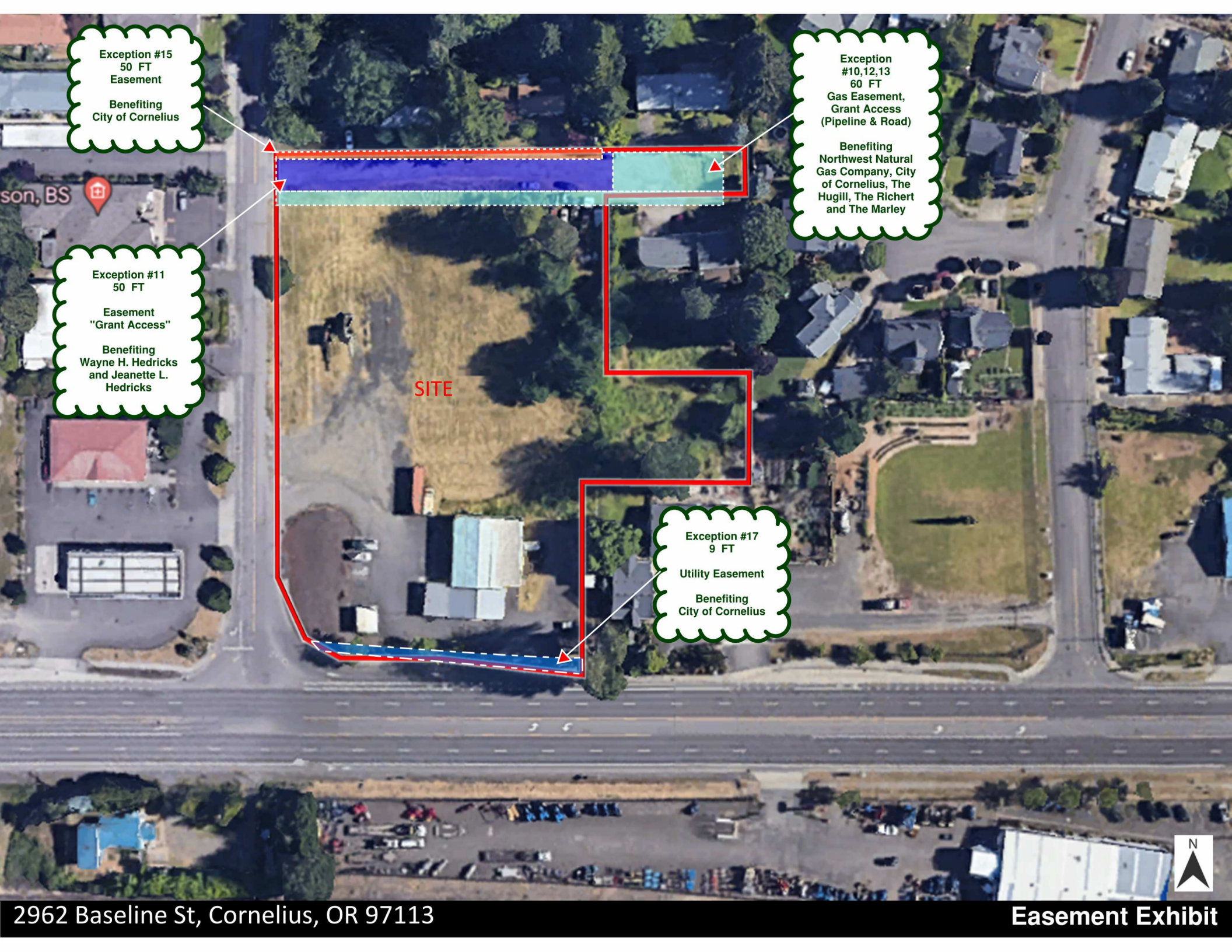
REGISTERED
 1151
PRELIMINARY
 V. BRIAN WAY
 OREGON
 08/31/2024
 LANDSCAPE ARCHITECT

U-HAUL INTERNATIONAL, INC.
 2727 N. CENTRAL AVE.
 PHOENIX, AZ 85004
 (541) 520-5479

U-HAUL MOVING & STORAGE - CORNELIUS STORE 704072
 LANDSCAPE DETAILS

SCALE:	DATE:
AS SHOWN	DEC 2023
DESIGNED BY:	CHECKED BY:
MAA	BDL
JOB NUMBER	
23836.00	
DWG NAME:	
P23836 LP DET	
SHEET <u>C10</u> OF <u>10</u>	

DATE	
REVISION	
SYM	



Exception #15
50 FT
Easement
Benefiting
City of Cornelius

Exception
#10,12,13
60 FT
Gas Easement,
Grant Access
(Pipeline & Road)

Benefiting
Northwest Natural
Gas Company, City
of Cornelius, The
Hugill, The Richert
and The Marley

Exception #11
50 FT
Easement
"Grant Access"
Benefiting
Wayne H. Hedricks
and Jeanette L.
Hedricks

Exception #17
9 FT
Utility Easement
Benefiting
City of Cornelius

SITE

son, BS





D-Series Size 2 LED Area Luminaire

d²series



Catalog
Number

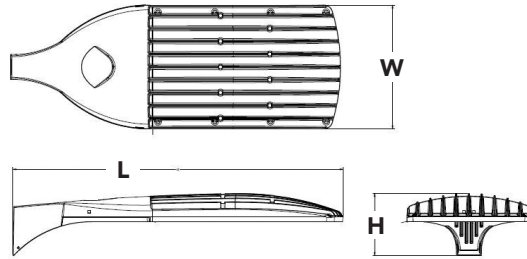
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.1 ft ² (0.10 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/4" (18.4 cm)
Weight (max):	36 lbs (16.3 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX2 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 Rotated optics¹ P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ^{2,3}	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	T5VS Type V Very Short T5S Type V Short T5M Type V Medium TSW Type V Wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT ⁴ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ^{5,6} 480 ^{5,6}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁷ RPUMBA Round pole universal mounting adaptor ⁷ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁹ PER5 Five-wire receptacle only (no controls) ^{9,10} PER7 Seven-wire receptacle only (no controls) ^{9,10} DMG 0-10V dimming extend out back of housing for external control (no controls) DS Dual switching ^{11,12} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc ¹³	PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc ¹³ BL30 Bi-level switched dimming, 30% ^{11,14} BL50 Bi-level switched dimming, 50% ^{11,14} PNMTDD3 Part night, dim till dawn ¹⁵ PNMT5D3 Part night, dim 5 hrs ¹⁵ PNMT6D3 Part night, dim 6 hrs ¹⁵ PNMT7D3 Part night, dim 7 hrs ¹⁵ FAO Field Adjustable Output ¹⁶	Shipped installed HS House-side shield ¹⁷ SF Single fuse (120, 277, 347V) ⁷ DF Double fuse (208, 240, 480V) ⁷ L90 Left rotated optics ¹ R90 Right rotated optics ¹ BS Bird spikes
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

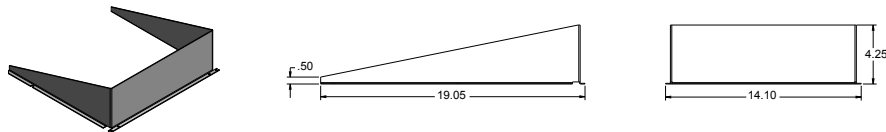
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸
DSX2HS 80C U	House-side shield for 80 LED unit ⁴
DSX2HS 90C U	House-side shield for 90 LED unit ⁴
DSX2HS 100C U	House-side shield for 100 LED unit ⁴
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ¹⁹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹⁷

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

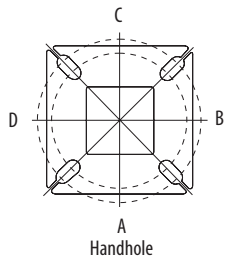
- P10, P11, P12 or P14 and rotated optics (L90, R90) only available together.
- AMBPC not available with BLC, LCCO, RCCO, HS or P5, P7, P8, P13 or P14.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- If ROAM@ node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. Shorting Cap included.
- Requires (2) separately switched circuits. See Outdoor Control Technical Guide for details.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH.
- Reference Motion Sensor table on page 3.
- Not available with 347V, 480V, DS and PNMT. For PER5 or PER7 see PER Table on page 3.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)

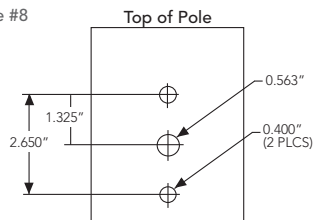
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

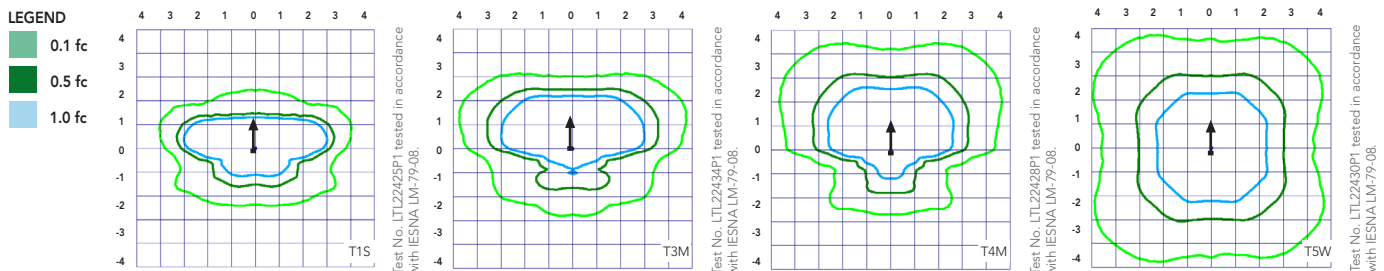
Template #8



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	▲	Wires Capped inside fixture	▲	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	▲	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
▲ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
80	530	P1	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137	10,752	2	0	2	78				
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137	10,554	2	0	2	77				
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138	10,571	2	0	2	77				
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133	10,548	2	0	2	77				
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137	10,569	2	0	2	77				
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134	10,547	2	0	2	77				
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137	10,741	1	0	2	78				
				T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143	11,155	3	0	0	81				
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143	11,149	3	0	0	81				
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142	11,096	3	0	2	81				
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141	10,957	3	0	2	80				
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112									
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84									
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84									
				80	700	P2	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132	13362	2	0	2	71
								T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131	13116	2	0	2	70
T2M	22,396	3	0					3	121	24,127	3	0	3	130	24,432	3	0	3	132	13138	2	0	2	70				
T3S	21,690	3	0					4	117	23,366	3	0	4	126	23,662	3	0	4	128	13110	2	0	2	70				
T3M	22,342	3	0					4	121	24,068	3	0	4	130	24,373	3	0	4	132	13135	2	0	3	70				
T4M	21,857	3	0					4	118	23,545	3	0	4	127	23,844	3	0	4	129	13108	2	0	2	70				
TFTM	22,328	3	0					4	121	24,054	3	0	4	130	24,358	3	0	4	132	13349	2	0	2	71				
T5VS	23,222	5	0					1	126	25,016	5	0	1	135	25,333	5	0	1	137	13864	3	0	1	74				
T5S	23,241	4	0					2	126	25,037	4	0	2	135	25,354	4	0	2	137	13856	3	0	1	74				
T5M	23,182	5	0					3	125	24,974	5	0	3	135	25,290	5	0	3	137	13790	3	0	2	73				
T5W	23,030	5	0					4	124	24,810	5	0	4	134	25,124	5	0	4	136	13617	4	0	2	72				
BLC	18,307	2	0					3	99	19,721	2	0	3	107	19,971	2	0	3	108									
LCCO	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80									
RCCO	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80									
80	850	P3	217W					T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132					
								T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132					
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132									
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128									
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132									
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129									
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132									
				T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137									
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137									
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137									
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136									
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108									
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80									
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80									
				80	1050	P4	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125	18,125	2	0	2	64
								T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125	17,791	3	0	3	63
T2M	31,089	3	0					4	115	33,491	3	0	4	124	33,915	3	0	4	126	17,821	3	0	3	63				
T3S	30,108	4	0					4	112	32,435	4	0	5	120	32,845	4	0	5	122	17,782	2	0	2	63				
T3M	31,014	3	0					4	115	33,410	3	0	4	124	33,833	3	0	4	125	17,817	3	0	3	63				
T4M	30,340	3	0					5	112	32,684	3	0	5	121	33,098	3	0	5	123	17,779	2	0	3	63				
TFTM	30,995	3	0					5	115	33,390	3	0	5	124	33,812	3	0	5	125	18,107	2	0	3	64				
T5VS	32,235	5	0					1	119	34,726	5	0	1	129	35,166	5	0	1	130	18,794	3	0	1	67				
T5S	32,261	5	0					2	119	34,754	5	0	2	129	35,194	5	0	2	130	18,805	3	0	1	67				
T5M	32,180	5	0					4	119	34,667	5	0	4	128	35,105	5	0	4	130	18,705	4	0	2	66				
T5W	31,969	5	0					4	118	34,439	5	0	5	128	34,875	5	0	5	129	18,740	4	0	2	66				
BLC	25,412	2	0					4	94	27,376	2	0	4	101	27,722	2	0	4	103									
LCCO	18,909	2	0					4	70	20,370	2	0	4	75	20,628	2	0	4	76									
									18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	P5	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120	2,541	1	0	1	73
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119	2,589	1	0	1	74
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120	2,539	1	0	1	73
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116	2,558	1	0	1	73
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120	2,583	1	0	1	74
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117	2,570	1	0	1	73
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120	2,540	1	0	1	73
				TSVS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125	2,650	1	0	0	76
				TSS	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125	2,690	1	0	0	77
				TSM	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124	2,658	2	0	0	76
				TSW	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123	2,663	2	0	1	73
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98					
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73					
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73					
100	1050	P6	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120	3,144	1	0	1	70
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120	3,203	1	0	1	71
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121	3,141	1	0	1	70
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117	3,165	1	0	1	70
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120	3,196	1	0	1	71
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118	3,179	1	0	1	71
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120	3,143	1	0	1	70
				TSVS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125	3,278	2	0	0	73
				TSS	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125	3,328	2	0	0	74
				TSM	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125	3,288	2	0	1	73
				TSW	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124	3,295	2	0	1	73
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99					
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73					
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73					
100	1250	P7	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117					
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117					
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117					
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114					
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117					
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114					
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117					
				TSVS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122					
				TSS	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122					
				TSM	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121					
				TSW	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121					
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96					
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71					
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71					
100	1350	P8	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115					
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115					
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116					
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112					
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116					
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113					
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116					
				TSVS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120					
				TSS	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120					
				TSM	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120					
				TSW	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119					
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95					
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71					
									27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71	

Performance Data

Lumen Output

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Rotated Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
90	530	P10	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141	11,475	3	0	3	77				
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140	11,448	3	0	3	76				
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143	11,467	3	0	3	76				
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138	11,442	3	0	3	76				
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143	11,464	4	0	4	76				
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140	11,440	4	0	4	76				
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143	11,651	4	0	4	78				
				TSVS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144	12,288	3	0	1	82				
				TSS	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143	11,978	3	0	1	80				
				TSM	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143	12,301	4	0	2	82				
				TSW	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142	12,109	4	0	2	81				
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118									
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84									
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84									
				90	700	P11	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134	14,387	3	0	3	70
								T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134	14,354	3	0	3	70
T2M	25,829	4	0					4	125	27,825	4	0	4	134	28,177	4	0	4	136	14,378	4	0	4	70				
T3S	24,977	5	0					5	121	26,907	5	0	5	130	27,248	5	0	5	132	14,347	4	0	4	70				
T3M	25,814	5	0					5	125	27,809	5	0	5	134	28,161	5	0	5	136	14,374	4	0	4	70				
T4M	25,327	5	0					5	122	27,284	5	0	5	132	27,629	5	0	5	133	14,344	4	0	4	70				
TFTM	25,981	5	0					5	126	27,989	5	0	5	135	28,343	5	0	5	137	15,408	4	0	1	75				
TSVS	26,164	5	0					1	126	28,185	5	0	1	136	28,542	5	0	1	138	15,019	4	0	1	73				
TSS	25,943	4	0					2	125	27,948	5	0	2	135	28,302	5	0	2	137	15,424	4	0	2	75				
TSM	25,937	5	0					3	125	27,941	5	0	3	135	28,295	5	0	3	137	14,609	4	0	4	71				
TSW	25,704	5	0					4	124	27,691	5	0	4	134	28,041	5	0	4	135	15,182	4	0	2	74				
BLC	21,339	4	0					4	103	22,988	4	0	4	111	23,279	4	0	4	112									
LCCO	15,240	2	0					4	74	16,418	2	0	4	79	16,626	2	0	4	80									
RCCO	15,220	5	0					5	74	16,396	5	0	5	79	16,604	5	0	5	80									
90	850	P12	254W					T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128					
								T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128					
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130									
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126									
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130									
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128									
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131									
				TSVS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132									
				TSS	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131									
				TSM	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131									
				TSW	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129									
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107									
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77									
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77									
				90	1200	P13	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123					
								T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122					
T2M	39,241	5	0					5	114	42,273	5	0	5	123	42,808	5	0	5	124									
T3S	37,947	5	0					5	110	40,879	5	0	5	119	41,396	5	0	5	120									
T3M	39,218	5	0					5	114	42,249	5	0	5	123	42,783	5	0	5	124									
T4M	38,478	5	0					5	112	41,451	5	0	5	120	41,976	5	0	5	122									
TFTM	39,472	5	0					5	115	42,522	5	0	5	124	43,060	5	0	5	125									
TSVS	39,749	5	0					1	116	42,821	5	0	1	124	43,363	5	0	1	126									
TSS	39,415	5	0					2	115	42,461	5	0	2	123	42,998	5	0	2	125									
TSM	39,405	5	0					4	115	42,450	5	0	4	123	42,988	5	0	4	125									
TSW	39,052	5	0					5	114	42,069	5	0	5	122	42,602	5	0	5	124									
BLC	32,419	5	0					5	94	34,925	5	0	5	102	35,367	5	0	5	103									
LCCO	23,154	3	0					5	67	24,943	3	0	5	73	25,259	3	0	5	73									
RCCO	23,124	5	0					5	67	24,910	5	0	5	72	25,226	5	0	5	73									
90	1400	P14	405W					T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115					
								T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115					
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117									
				T3S	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113									
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117									
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115									
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118									
				TSVS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118									
				TSS	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117									
				TSM	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117									
				TSW	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116									
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97									
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69									
									25,																			

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

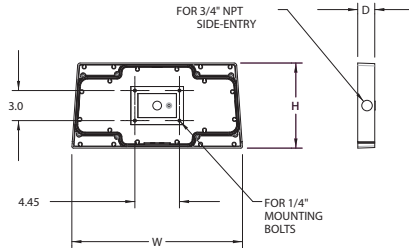
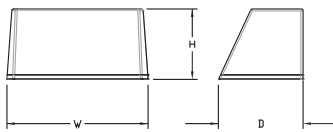
Weight: 20 lbs
(9.1 kg)

Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED					
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹ 277 ¹	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ² PBBW Premium surface-mounted back box ^{2,3}
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ¹ 347	
	P3 6,000 Lumen package	40K 4000 K		208 ¹ 480	
		50K 5000 K		240 ¹	

Options		Finish (required)
PE	Photoelectric cell, button type	DDBXD Dark bronze
PER	NEMA twist-lock receptacle only	DBLXD Black
PER5	Five-wire receptacle only	DNAXD Natural aluminum
PER7	Seven-wire receptacle only	DWHXD White
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ⁴	DSSXD Sandstone
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁴	DDBTXD Textured dark bronze
PIRH	180° motion/ambient light sensor, 15-30' mounting height ⁴	DBLBXD Textured black
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁴	DNATXD Textured natural aluminum
SF	Single fuse (120, 277, 347V) ⁵	DWHGXD Textured white
DF	Double fuse (208, 240, 480V) ⁵	DSSTXD Textured sandstone
DS	Dual switching ⁶	
E7WH	Emergency battery backup (7W) ⁷	
E7WC	Emergency battery backup (cold, 7W) ^{7,8}	
E7WHR	Remote emergency battery backup (remote 7W) ^{7,9}	
E20WH	Emergency battery backup (20W) ^{7,10}	
E20WC	Emergency battery backup (cold, 20W) ^{7,8,10}	
E23WHR	Remote emergency battery backup (remote 20W) ^{7,9}	
LCE	Left side conduit entry ¹¹	
RCE	Right side conduit entry ¹¹	
Shipped separately		
RBPW	Retrofit back plate ²	
VG	Vandal guard ¹²	
WG	Wire guard ¹²	

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only, when ordering with button type photocell (PE), fusing (SF, DF), or dual switching (DS).
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with PE, PER, PER5, PER7, VG or WG.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

- Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Used with inverter system. Not available with 347/480V. Not available with PE, PER, PER5 & PER7.
- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.



Emergency Battery Operation

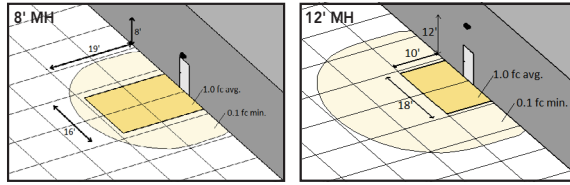
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

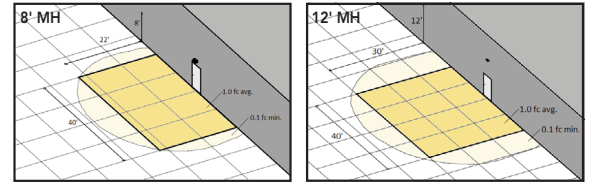
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT [®])	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,660	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,162	1	0	1	126	3,236	1	0	1	129	3,468	1	0	1	139	3,468	1	0	1	139
		VW	3,202	1	0	0	128	3,277	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,023	1	0	1	120	6,164	1	0	1	123	6,607	1	0	1	132	6,607	1	0	1	132
		VW	6,100	1	0	1	122	6,242	1	0	1	125	6,691	1	0	1	134	6,691	1	0	1	134

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

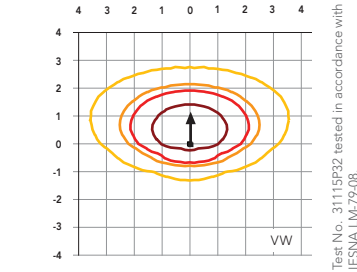
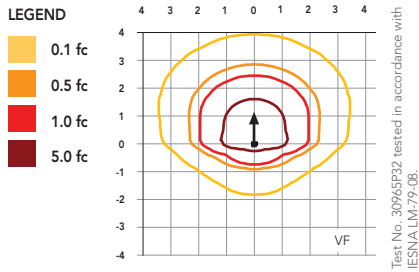
Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Projected LED Lumen Maintenance

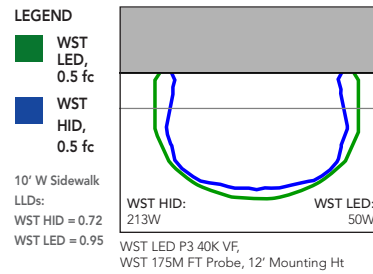
Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FEATURES & SPECIFICATIONS

INTENDED USE — General illumination for indoor and outdoor, covered ceiling locations. Ideal for showers, locker rooms, recreational facilities and other applications calling for a wet location listing.

CONSTRUCTION — Available for lay-in grid ceilings or with mitered flanged trim with swing-out hangers.

Code gauge steel housing formed from cold rolled steel. Closed-cell neoprene gasketing between the lens, doorframe, housing and mounting surface. Extruded aluminum doorframe features mitered corners. Cam latches on doorframe ensure a positive seal. Lenses available to meet a variety of lighting needs and feature 100% UV stabilized acrylic. Lenses feature optional internal prisms to maintain a smooth, easy-to-clean outer surface.

Finish: All metal parts are finished with electrostatically deposited, thermally set, polyester powder paint after fabrication.

ELECTRICAL — Thermally protected, resetting, Class P, HPF, non-PCB, UL listed, CSA certified ballast is standard. Energy-saving and electronic ballasts are sound rated A. Standard combinations conform to UL 935. Tested in compliance with Federal Standard 209E by independent lab.

LISTINGS — UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

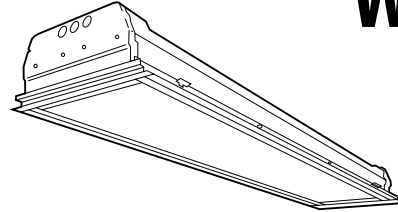
Specifications subject to change without notice.

Catalog Number
Notes
Type

Recessed Wet Location Troffer

WRT 1' X 4'

1, 2 OR 3 LAMPS



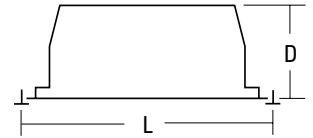
Specifications

Length: 48 (121.9)

Width: 12 (30.5)

Depth: 4-1/2 (11.4)

Weight: 17 lbs (7.7 kg)



All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure products using **standard options (shown in bold)**.

Example: WRT G 2 32 A12125 MVOLT GEB10IS

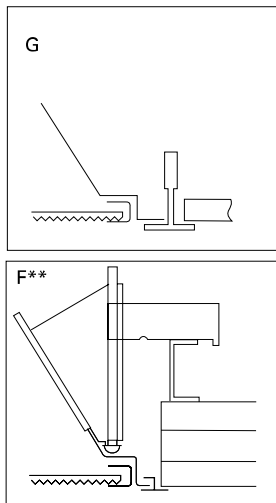
Series	Trim type	Lamps ¹	Lamp type	Door frame	Diffuser type ³	Voltage	Options				
WRT	Recessed wet location troffer	G	Lay-in grid trim	(blank) Flush aluminum, white	A12125 #12 pattern acrylic, .125" thick	120	Shipped installed in fixture				
		F	Overlapping flanged trim					2	32 32W T8 (48")	277	GEB Electronic ballast(s) ≤20% THD
								3	T5 28 28W T5 54 54W T5 ²	347	GEB10IS Electronic ballast(s) ≤10% THD, instant start GEB10PS Electronic programmed rapid start ⁵ GEB10RS Electronic ballast(s) ≤10% THD, rapid start
				FN Flush aluminum, natural	A15 #15 pattern acrylic, .2" thick	MVOLT⁴	EL6DW Emergency battery pack (nominal 600 lumens) ⁶ EL14DW Emergency battery pack (nominal 1400 lumens) ⁶ GLR Internal fast-blow fuse ⁷ GMF Internal slow-blow fuse ⁷				
				FM Flush aluminum, matte black	A19 #19 pattern acrylic, .156" thick		PWS1836 Pre-wire system, 18-gauge, three-wire (one circuit), 6' length (others available) SW Palletized and stretch-wrapped CSA CSA Certified NOM NOM Certified				

Notes

- Lamps not included.
- 54W three-lamp max.
- Add the suffix V for internal prisms. Example: A12125V
- Electronic ballast 120-277V only. Must specify GEB10IS or GEB10PS.
- T5 lamps only.
- Must specify voltage; 120 or 277 only.
- Must specify voltage. Not available MVOLT.

WRT 1 x 4 Recessed Wet Location Troffer

MOUNTING DATA



**Recommended rough-in dimensions for F trim fixtures: 12" x 48" (Tolerance is + 1/4" or -0").
Swing-gate range: 1-1/16" — 3-11/16", span 10-3/4" — 14-3/4".

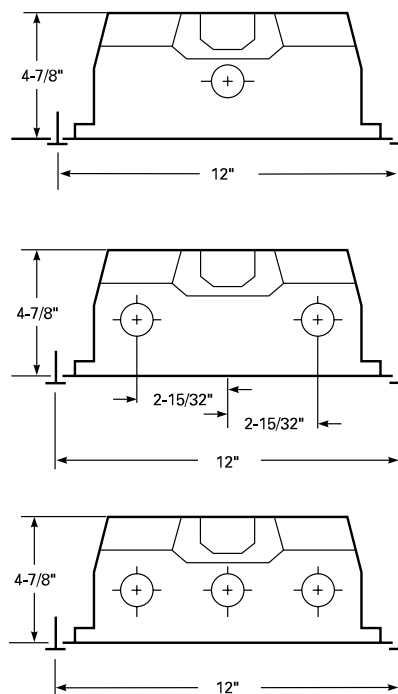
DIMENSIONS

All dimensions are inches (centimeters) unless otherwise specified. Specifications subject to change without notice.

Example: **WRT G 2 32 FW A12125 120 GEB**

Length: 48 (121.9)

Weight: 25 lbs.



PH OTOMETRICS

Calculated using the zonal cavity method in accordance with IESNA LM41 procedure. Floor reflectances are 20%. Lamp configurations shown are typical. Full photometric data on these and other configurations available upon request.

WRT 2 32 A19 Test No. LTL 9805

COEFFICIENT OF UTILIZATION

rf	20%																	
	80%				70%				50%			30%			10%			0%
rc	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
rw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	70	70	70	70	68	68	68	68	65	65	65	62	62	62	60	60	60	58
1	65	62	60	59	63	61	59	58	59	57	56	56	55	54	54	56	56	51
2	60	56	56	50	59	55	52	49	53	50	48	51	49	47	49	48	46	45
3	56	50	46	43	54	49	46	43	48	45	42	46	44	41	45	43	41	39
4	52	46	41	38	50	45	41	37	43	40	37	42	39	37	41	38	36	35
5	48	41	37	33	47	41	36	33	40	36	33	38	35	33	37	35	32	31
6	45	38	33	30	44	37	33	30	36	32	29	35	32	29	34	31	29	28
7	42	35	30	27	41	34	30	27	33	29	26	32	29	26	32	29	26	25
8	39	32	27	24	38	31	27	24	31	27	24	30	26	24	29	26	24	23
9	37	29	25	22	36	29	25	22	28	25	22	28	24	22	27	24	22	21
10	34	27	23	20	34	27	23	20	26	23	20	26	22	20	25	22	20	19

Zonal Lumens Summary

Zone	Lumens	% lamp
0°-30°	1314	22.7
0°-40°	2105	36.3
0°-60°	3070	52.9
0°-90°	3390	58.4
90°-180°	0	0.0
0°-180°	3390	*58.4

*Fixture efficiency

Energy Data: WRT 2 32 A 19 Instant Start T8					
Energy (Calculated in accordance with NEMA Standards LE-5)					
LER.FL	Annual* Energy Cost	Lamp Description	Lamp Lumens	Ballast Factor	Input Watts
51	\$4.75	F032T8	2,900	0.88	59
*Based on 3000 hrs./year at .08/kwh					

FEATURES & SPECIFICATIONS

INTENDED USE — General illumination for indoor and outdoor, covered ceiling locations. Ideal for showers, locker rooms, recreational facilities and other applications calling for a wet location listing.

CONSTRUCTION — Available for lay-in grid ceilings or with mitered flanged trim with swing-out hangers.

Code gauge steel housing formed from cold rolled steel. Closed-cell neoprene gasketing between the lens, doorframe, housing and mounting surface. Extruded aluminum doorframe features mitered corners. Cam latches on doorframe ensure a positive seal. Lenses available to meet a variety of lighting needs and feature 100% UV stabilized acrylic. Lenses feature optional internal prisms to maintain a smooth, easy-to-clean outer surface.

Finish: All metal parts are finished with electrostatically deposited, thermally set, polyester powder paint after fabrication.

ELECTRICAL — Thermally protected, resetting, Class P, HPF, non-PCB, UL listed, CSA certified ballast is standard. Energy-saving and electronic ballasts are sound rated A. Standard combinations conform to UL 935. Tested in compliance with Federal Standard 209E by independent lab.

LISTINGS — UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

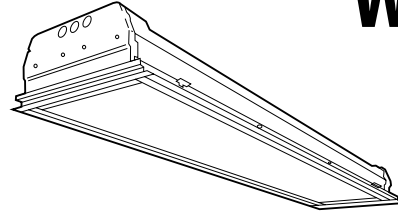
Specifications subject to change without notice.

Catalog Number
Notes
Type

Recessed Wet Location Troffer

WRT 1' X 4'

1, 2 OR 3 LAMPS



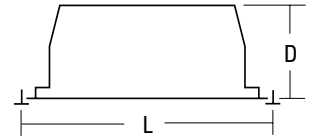
Specifications

Length: 48 (121.9)

Width: 12 (30.5)

Depth: 4-1/2 (11.4)

Weight: 17 lbs (7.7 kg)



All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure products using **standard options (shown in bold)**.

Example: WRT G 2 32 A12125 MVOLT GEB10IS

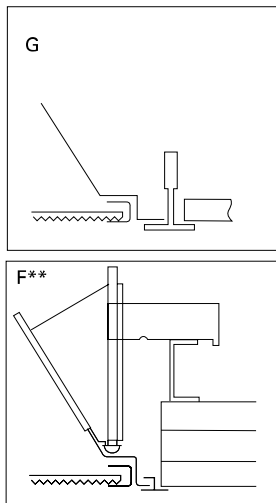
Series	Trim type	Lamps ¹	Lamp type	Door frame	Diffuser type ³	Voltage	Options	
WRT	Recessed wet location troffer	G Lay-in grid trim F Overlapping flanged trim	1	<u>T8</u>	(blank) Flush aluminum, white FN Flush aluminum, natural FM Flush aluminum, matte black	A12125 #12 pattern acrylic, .125" thick A15 #15 pattern acrylic, .2" thick A19 #19 pattern acrylic, .156" thick	120 277 347 MVOLT ⁴	Shipped installed in fixture GEB Electronic ballast(s) ≤20% THD GEB10IS Electronic ballast(s) ≤10% THD, instant start GEB10PS Electronic programmed rapid start ⁵ GEB10RS Electronic ballast(s) ≤10% THD, rapid start EL6DW Emergency battery pack (nominal 600 lumens) ⁶ EL14DW Emergency battery pack (nominal 1400 lumens) ⁶ GLR Internal fast-blow fuse ⁷ GMF Internal slow-blow fuse ⁷ PWS1836 Pre-wire system, 18-gauge, three-wire (one circuit), 6' length (others available) SW Palletized and stretch-wrapped CSA CSA Certified NOM NOM Certified
			2	32 32W T8 (48")				
			3	<u>T5</u> 28 28W T5 54 54W T5 ²				

Notes

- Lamps not included.
- 54W three-lamp max.
- Add the suffix V for internal prisms. Example: A12125V
- Electronic ballast 120-277V only. Must specify GEB10IS or GEB10PS.
- T5 lamps only.
- Must specify voltage; 120 or 277 only.
- Must specify voltage. Not available MVOLT.

WRT 1 x 4 Recessed Wet Location Troffer

MOUNTING DATA



**Recommended rough-in dimensions for F trim fixtures: 12" x 48" (Tolerance is + 1/4" or -0").
Swing-gate range: 1-1/16" — 3-11/16", span 10-3/4" — 14-3/4".

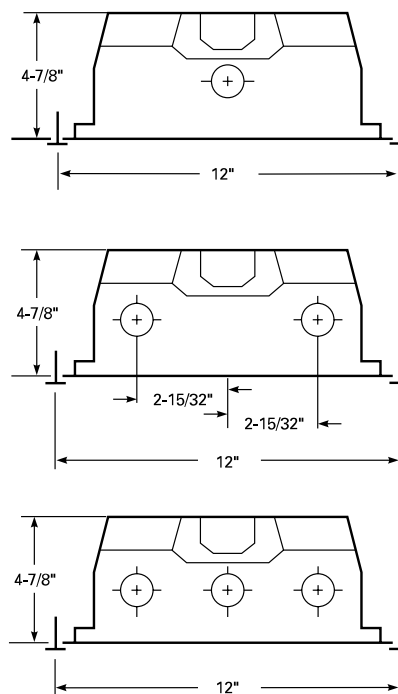
DIMENSIONS

All dimensions are inches (centimeters) unless otherwise specified. Specifications subject to change without notice.

Example: **WRT G 2 32 FW A12125 120 GEB**

Length: 48 (121.9)

Weight: 25 lbs.



PH OTOMETRICS

Calculated using the zonal cavity method in accordance with IESNA LM41 procedure. Floor reflectances are 20%. Lamp configurations shown are typical. Full photometric data on these and other configurations available upon request.

WRT 2 32 A19 Test No. LTL 9805

COEFFICIENT OF UTILIZATION

rf	20%																	
	80%				70%				50%			30%			10%			0%
rc	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
rw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	70	70	70	70	68	68	68	68	65	65	65	62	62	62	60	60	60	58
1	65	62	60	59	63	61	59	58	59	57	56	56	55	54	54	56	56	51
2	60	56	56	50	59	55	52	49	53	50	48	51	49	47	49	48	46	45
3	56	50	46	43	54	49	46	43	48	45	42	46	44	41	45	43	41	39
4	52	46	41	38	50	45	41	37	43	40	37	42	39	37	41	38	36	35
5	48	41	37	33	47	41	36	33	40	36	33	38	35	33	37	35	32	31
6	45	38	33	30	44	37	33	30	36	32	29	35	32	29	34	31	29	28
7	42	35	30	27	41	34	30	27	33	29	26	32	29	26	32	29	26	25
8	39	32	27	24	38	31	27	24	31	27	24	30	26	24	29	26	24	23
9	37	29	25	22	36	29	25	22	28	25	22	28	24	22	27	24	22	21
10	34	27	23	20	34	27	23	20	26	23	20	26	22	20	25	22	20	19

Zonal Lumens Summary

Zone	Lumens	% lamp
0°-30°	1314	22.7
0°-40°	2105	36.3
0°-60°	3070	52.9
0°-90°	3390	58.4
90°-180°	0	0.0
0°-180°	3390	*58.4

*Fixture efficiency

Energy Data: WRT 2 32 A 19 Instant Start T8					
Energy (Calculated in accordance with NEMA Standards LE-5)					
LER.FL	Annual* Energy Cost	Lamp Description	Lamp Lumens	Ballast Factor	Input Watts
51	\$4.75	F032T8	2,900	0.88	59
*Based on 3000 hrs./year at .08/kwh					

CLEAR CHANNEL OUTDOOR LEASE AGREEMENT

1. This Lease Agreement ("Lease") is effective February 25, 2008 and entered into between Hol-Gan LLC ("Landlord") and CLEAR CHANNEL OUTDOOR, INC., a Delaware Corporation ("Tenant"). Landlord hereby leases to Tenant the real estate commonly known as 2962 Baseline St, Cornelius in the County of Washington in the State of Oregon ("Property") whose permanent property tax number and legal description are attached as Exhibit A. The Property is leased for the purpose of erecting, maintaining, operating, improving, supplementing, posting, painting, illuminating, repairing, repositioning and/or removing outdoor advertising structures, including, without limitation, fixture connections, electrical supply and connections, panels, signs, copy and any equipment and accessories as Tenant may place thereon (collectively, the "Structures"). This Lease includes all necessary rights of ingress and egress. Tenant may license the use of the Structures, or any portion thereof, for any lawful purpose.
2. This Lease shall be in effect for an initial term of ten (10) years, commencing on February 25, 2008. If a government or quasi-government entity acquires the property, then the lease shall be extended to the date which is ten(10) years from the date of acquisition.
3. Tenant shall pay Landlord rent in the amount of Two Thousand One Hundred and 00/100 (\$2,100.00) per year payable monthly in advance. Commencing February 25, 2013, the annual rental amount shall increase by 15%.
4. This Lease shall continue in full force and effect for its initial term and thereafter for subsequent like terms, unless not less than thirty (30) days before the end of any such initial or subsequent successive like term Landlord or Tenant gives notice of termination. If ownership of the Property changes, Landlord shall promptly notify Tenant of such change. Prior to transferring ownership of the Property, Landlord shall furnish the new owner with a copy of this Lease.
5. Tenant is the owner of the Structures and has the right to remove the Structures at any time or within sixty (60) days following the termination of this Lease. If for any reason, Tenant's Structures are removed, materially damaged or destroyed, all rent payments shall cease until the Structures are rebuilt. If the Structures are removed for any reason, only the above-ground portions of the Structures need be removed. Tenant has the sole right to make any necessary applications with, and obtain permits from, governmental entities for the construction, use and maintenance of the Structures, and Landlord hereby grants Tenant a limited power of attorney for this purpose. All such permits shall remain the property of Tenant. Tenant shall have no obligation to pursue any zoning matter or to continue to maintain any permit. Any such action shall be at Tenant's option.
6. Landlord and Landlord's tenants, agents, employees or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Tenant's sole opinion, would obstruct the view of the advertising copy on the Structures. If Landlord fails to remove the obstruction within five (5) days after notice from Tenant, Tenant may in its sole discretion: (a) remove the obstruction at Landlord's expense; (b) cancel this Lease, remove any or all of the Structures, and receive all pre-paid rent for any unexpired term of this Lease; or (c) reduce the rent to One Hundred Dollars (\$100.00) per year while the obstruction continues. Tenant may trim any trees and vegetation currently on the Property and on any neighboring property owned or controlled by the Landlord as often as Tenant in its sole discretion deems appropriate to prevent obstructions. Without limiting the foregoing, Landlord shall not permit the Property or any neighboring property owned or controlled by Landlord to be used for off-premise advertising.
7. If, in Tenant's sole opinion: (a) the view of the Structures' advertising copy becomes entirely or partially obstructed, (b) electrical service is unavailable; (c) the Property cannot safely be used for the erection or maintenance of the Structures for any reason; (d) the Property becomes unsightly; (e) there is a diversion, reduction or change in directional flow of traffic from the street or streets currently adjacent to or leading to or past the Property; (f) the Structures' value for advertising purposes is diminished; (g) Tenant is unable to obtain or maintain any necessary permit for the erection, use and/or maintenance of the Structures; or (h) the Structures' use is prevented or restricted by law, or Tenant is required by any governmental entity to reduce the number of billboards operated by it in the city, county or state in which the Structures are located; then Tenant may immediately at its option either: (i) reduce rent in direct proportion to the loss suffered; or (ii) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease. In addition, if Tenant is prevented from illuminating its signs by law, or other cause beyond Tenant's control, the rent shall be reduced by one-third for such period of non-illumination.
8. If the Structures or the Property, or any part thereof, is condemned by proper authorities; taken without the exercise of eminent domain, whether permanently or temporarily; or any right-of-way from which the Structures are visible

is relocated, Tenant shall have the right to relocate the Structures on Landlord's remaining property or to terminate this Lease upon not less than thirty (30) days' notice and to receive all pre-paid rent for any unexpired term of this Lease. Tenant shall be entitled to all compensation and other remedies provided by law, including, without limitation, just compensation for the taking of the Structures and Tenant's leasehold interest in this Lease, and/or relocation assistance. Landlord shall assert no rights in such interests. If condemnation proceedings are initiated, Landlord shall use its best efforts to include Tenant as a party thereto. No right of termination set forth anywhere in this Lease may be exercised prior to the sale to any entity with the power of eminent domain or by or for the benefit of any entity with the power of eminent domain.

9. Landlord represents that it is the owner (or owner's authorized agent) of the Property and has the authority to enter into this Lease.

10. If (a) Tenant has not been informed of the current address of Landlord or its authorized agent, or (b) two or more of the monthly payments sent by Tenant are not deposited by Landlord within ninety (90) days after the last such payment is sent by Tenant, then no further rent shall be payable hereunder for the period commencing with the due date of the first such payment not deposited and continuing until Landlord (i) gives Tenant notice of its business address or that of its authorized agent or (ii) deposits all previous payments. In either case, Tenant's rent obligations shall be reinstated retroactively as if neither event described in (a) or (b) of this section had occurred.

11. Tenant shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Tenant, Tenant's employees, agents, licensees and contractors. Landlord shall indemnify and hold Tenant harmless from all injuries to Structures or third persons caused by Landlord, Landlord's employees, agents, licensees and contractors.

12. This Lease is binding upon the heirs, assigns and successors of both Landlord and Tenant. Landlord agrees not to assign this Lease to any competitor of Tenant without Tenant's written permission. Tenant shall have the absolute right to assign or sublet.

13. Any notice to any party under this Lease shall be in writing by certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified within this Lease, or (b) the date which is three (3) days after mailing (postage prepaid) by certified or registered mail, return receipt requested, to such address; provided that in either case notices shall be delivered to such other address as shall have been specified in writing by such party to all parties hereto prior to the notice being delivered.

14. If suit is brought (or arbitration instituted) or an attorney is retained by any party to this Lease because the other party breached this Lease, the prevailing party shall be entitled to reimbursement for reasonable attorneys' fees and all related costs and expenses.

15. Neither Landlord nor Tenant shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Tenant and Landlord with respect to the Structures and the Property and supercedes any previous agreement. Landlord hereby grants Tenant all rights necessary to record a memorandum of this Lease without Landlord's signature, including a limited power of attorney for such purpose. Landlord understands that the terms of this Lease are proprietary and confidential and Tenant would be damaged by the unauthorized disclosure of the terms. Therefore, Landlord agrees not to disclose the terms to any third party. Such agreement shall survive the termination of this Lease.

16. Commencing February 25, 2013 Landlord shall have the right to terminate this Lease if the Property is sold to a non-related third party buyer in an arms-length transaction, but this right shall not apply if the Property is transferred directly or indirectly to any entity with the power of eminent domain or any entity directly or indirectly having outdoor advertising interests. Such termination notice shall include a request that CCO remove its Structures. Such third party shall have a one-time option to terminate this Lease to the same extent as Landlord (described above) by notifying CCO in writing of such termination (60) days prior to the required removal date. This option to terminate by such third party will expire if it is not exercised within (30) days of the third party receiving title to the Property.

Branch: CLEAR CHANNEL OUTDOOR – Portland Division
Attn: Real Estate Manager
715 NE Everett St
Portland, OR 97232
Tel No. (503) 232-3111
Fax No. (503) 232-7937

Hol-Gan LLC
2962 Baseline St
Cornelius, OR 97113-8631

[Signature]
Daniel Dhruva
Real Estate Manager – Portland, OR
[Signature]
Brad Parsons
President/GM – Portland, OR

Signed: [Signature]
Owner: President
Phone: 503-640-1124
SS or Tax ID No.: on file

NOTARY FOR CLEAR CHANNEL:

State Of OR
County Of Multnomah

On this 20 day of March 08

before me personally appeared BRAD PARSONS to me known to be the President of Clear Channel Outdoor-Portland Division, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

[Signature]
Name of Notary: Jami Knutson
NOTARY PUBLIC in and for the State of OR
residing at: PO Box
My commission expires: 10/7/08



NOTARY FOR LANDLORD:

State Of Oregon
County Of Washington

On this 15th day of February 2008

before me personally appeared Kathleen Hoop to me known to be the person that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

[Signature]
Name of Notary: Kristie L Mansour
NOTARY PUBLIC in and for the State of Oregon, residing at: 2020-J NE Cornell Rd Hillsboro, OR 97124
My commission expires: 3/19/08



conveyance system. These aspects will need to be determined as evaluation process.

Figure 6-7: CIP Project #1 – Site of Potential ISSSP Pump

Project
The ISS
Stillaguan
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6-5, the CIP
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PRELIMINARY DRAINAGE REPORT

Preliminary Drainage Report

**U-Haul Moving and Storage
Store 704072**

Cornelius, Oregon

Prepared For:

U-Haul Moving and Storage
AMERCO Real Estate Company
2727 N. Central Ave
Phoenix, AZ 85004
Attn: Zulema Longoria

July 2023



Preliminary Drainage Report
U-Haul Moving and Storage
Store 704072

Prepared For:

U-Haul Moving and Storage
AMERCO Real Estate Company
2727 N. Central Avenue
Phoenix, AZ 85004
Attn: Zulema Longoria



PACE Engineers, Inc.
4500 Kruse Way, Suite 250
Lake Oswego, Oregon 97035
PACE Project No. 21824

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PROJECT CERTIFICATION

The technical material and data contained in this report was prepared by PACE Engineers, Inc., under the supervision of the below listed individuals. Those responsible staff members who are registered professional engineers are licensed in the State of Oregon.

Brian D. Lee, P.E.
PACE Engineers, Inc.

PACE Engineers, Inc.
4500 Kruse Way, Suite 250
Lake Oswego, Oregon 97035-2564
Phone: 503.597.3222
www.paceengrs.com

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APPENDIX

1. Soils Map
2. Hydraulic Model Reports
3. Storm Improvement Plan Sheets
4. Geotech Report

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PRELIMINARY DRAINAGE REPORT

1.0 PURPOSE AND INTRODUCTION

This report represents the drainage analysis that was performed on a 2.96 acre parcel located at 2962 E. Baseline Street (HWY 8) located in Cornelius, Oregon. It is made up of 2 tax lots (1N334DD 7700 and 7900). The proposed project is to redevelop the property into a U-Haul xx SF storage facility.

This project triggers Clean Water Services (CWS) stormwater management for both water quality and quantity. To determine the stormwater quantity control required for the project, CWS uses three criteria. For this site, the RISK is Low, the DEVELOPMENT CLASS is Developed Area and the SIZE is Large. This puts the development into Category 2, requiring peak flow matching detention.

While infiltration of stormwater is an option to meet Category 2 requirements, the predominately clay soils in this area make infiltrating significant volumes of runoff nearly impossible. Meeting these detention requirements is typically accomplished using an open pond or underground detention pipes on the site. The Client has selected an open pond for stormwater management.

This is the documentation of the goals for which the stormwater facility for this site were designed to meet, the sources of information upon which the analysis is based, the design methodology, and the results of the analysis. The analysis was performed using a hydrologic and hydraulic model built in an Excel Spreadsheet using the SBUH method. Water quality and quantity performance goals are based on current Clean Water Services (CWS) and ODOT standards.

2.0 PROJECT LOCATION AND DESCRIPTION

The proposed improvements are in Cornelius, Oregon. The site is bordered by NE 29th Avenue the West and E. Baseline Rd (HWY 8) to the South.

2.1 Project Location

ITEM	DESCRIPTION
Address	2962 E Baseline Road, Cornelius, OR 97113
Watershed	Council Creek Sub-Watershed of Tualatin River Watershed
County	Washington County
Zoning	Highway Commercial (C-2)
Area	Stormwater Collection Area 2.96 acres

ITEM	DESCRIPTION
Existing improvements	The existing site is mostly undeveloped. Currently Murphy's furniture store is located along E. Baseline Road with a few connections (catch basins) to the storm sewer system in the right of way.
Current ground cover	Gravel and asphalt parking areas, a building and undeveloped natural ground cover.
Existing topography	The ground naturally slopes to the East. Two (2) existing drainage ditches run Easterly to a lower area that collects stormwater runoff. No current outlet.
Surrounding Features	Surrounding features consist of roadways, single family residences and a regional natural resource area (Council Creek).
Nearby Water Bodies	The stormwater on the property drains to a natural lower area and pools. In the past it had a connection to the stormwater system that drained to Council Creek natural area. Council Creek drains into the Tualatin River.
Soils	37B – Quatama loam, 3 to 7 percent slopes 2027A - Verboort silty clay loam, 0 to 3 percent slopes 37A - Quatama loam, 0 to 3 percent slopes

2.2 Project Description

The project facility serves the 2.96 acre property and does not take in upstream drainage from natural or manmade drainage systems. A basin map is included in the Appendix.

ITEM	DESCRIPTION
Proposed Improvements	<p>The proposed improvements include:</p> <ul style="list-style-type: none"> • Earthwork modifications to create a new AC parking, landscaping and building pad. • Installing an open pond detention system. • Installing new flow control structure to meter the discharge into the existing storm sewer pipe to the East.

3.0 HYDRAULIC AND HYDROLOGIC DESIGN

3.1 Hydrologic and Hydraulic Model

Hydrologic and hydraulic calculations to estimate runoff flows were conducted using Excel Spreadsheet based SBUH model for rainfall-runoff-routing simulation model using the following information to develop the model:

- Soil Conservation Service (“SCS”) Type 1A hyetograph for rainfall distribution developed from ODOT Isopluvial Maps and published CWS storm depths, see table 3-1.
- Drainage area basin based on local contour maps. This area was assigned a Runoff Curve Number of 79 for pre-industrial conditions, assumed to be undeveloped pasture land and Washington County Soil Survey classifications for pre-industrial conditions. A Runoff Curve Number of 98 for the current proposed conditions was used, where 100% impervious land cover was assumed.
- Existing stormwater system pipe network with hydraulic information provided by City of Cornelius and data collected during ALTA site survey.

Table 3.1 – Study Precipitation Depths

Recurrence Interval (Years)	24-hour Rainfall Depth (inches)
Water Quality – ½ 2-yr per ODOT Isopluvial	1.11
CWS 2-yr	2.5
CWS 10-yr	3.45
CWS 25-yr	3.9
100-yr	4.5

3.2 Water Quality Design Requirements

Clean Water Services (CWS) is the local permitting agency for stormwater discharges from the project..

The following table summarizes these water quality parameters.

Impervius Area = 98,000 SF
Area * 0.03' = 2940 CF Required
Max Outflow = 0.017 CFS

Water quality treatment in the proposed design is performed by capturing and treating the required water quality volume of each storm event. This is accomplished by seizing the lowest orifice and setting its elevation to retain to rating wither the 2940 CF of water or release less than the 0.017 CFS rate.

3.3 Water Quantity Design Goals

The current flow control standards of the existing facility are limiting the peak discharge in the developed condition to match the pre-industrial peak discharge for the 2, 10, and 25-yr frequency storm events. The goal of this project is to meet current flow control performance goals.

3.4 Existing Flow Control

The current system has no discharge. Previous construction removed the piping and connections to the discharge pipe running East to the wetland area of Council Creek. The property owner reports that ponding happens in their backyard.

3.5 Proposed Facility Flow Control Design

The proposed storm pond system discharges are designed to meet the peak flow requirements for the ½ of the 2, 10, and 25-year events. The proposed facility outlets to a flow control manhole that consist of two orifices. The first is 1.8" orifice and the second is a 7.5" orifice. This inverted tee will also have a 100 -year overflow to the discharge piping. This control manhole will be connected to an existing 30" CMP that then outfalls to wetland area of Council Creek to the East. The property owner has agreed to allow this reconnection to reduce ponding in their backyard.

See the following table for combined pond flow control performance of the system:

24-Hour Storm Event	Pre-Industrial (Target) Peak Flow (cfs)	Post-Project Peak Release (cfs)
CWS ½ of 2-yr	0.14	0.13
CWS 10-yr	0.65	0.50
CWS 25-yr	0.85	0.65

3.6 Gravity Pipe Conveyance Design

Gravity conveyance pipes for the project have been designed using manning's equation to pass the 25-year storm event at full or less than full flow.

3.7 Storm System Outfall Design

Proposed outfall is to an existing manhole located on private property that connects to an existing 30" CMP pipe. This pipe will be inspected and if necessary cleared. This pipe will convey the stormwater to the existing piping system in 31st Ave and then discharge into the wetland area of Council Creek to the East.

4.0 OFFSITE CONSIDERATIONS

4.1 Downstream Drainage

Because this project will reduce peak flows during large storm events to predeveloped conditions, it is not anticipated that the downstream path is at risk of damage due to the project.

4.2 Flood Hazard Risk

The project's hydraulic model evaluated an additional storm using the CWS 100-year storm depth, and found that the detention system would flood, but an overflow would direct the stormwater to the existing 30" CMP without causing a flood hazard to the surrounding properties.

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Appendix



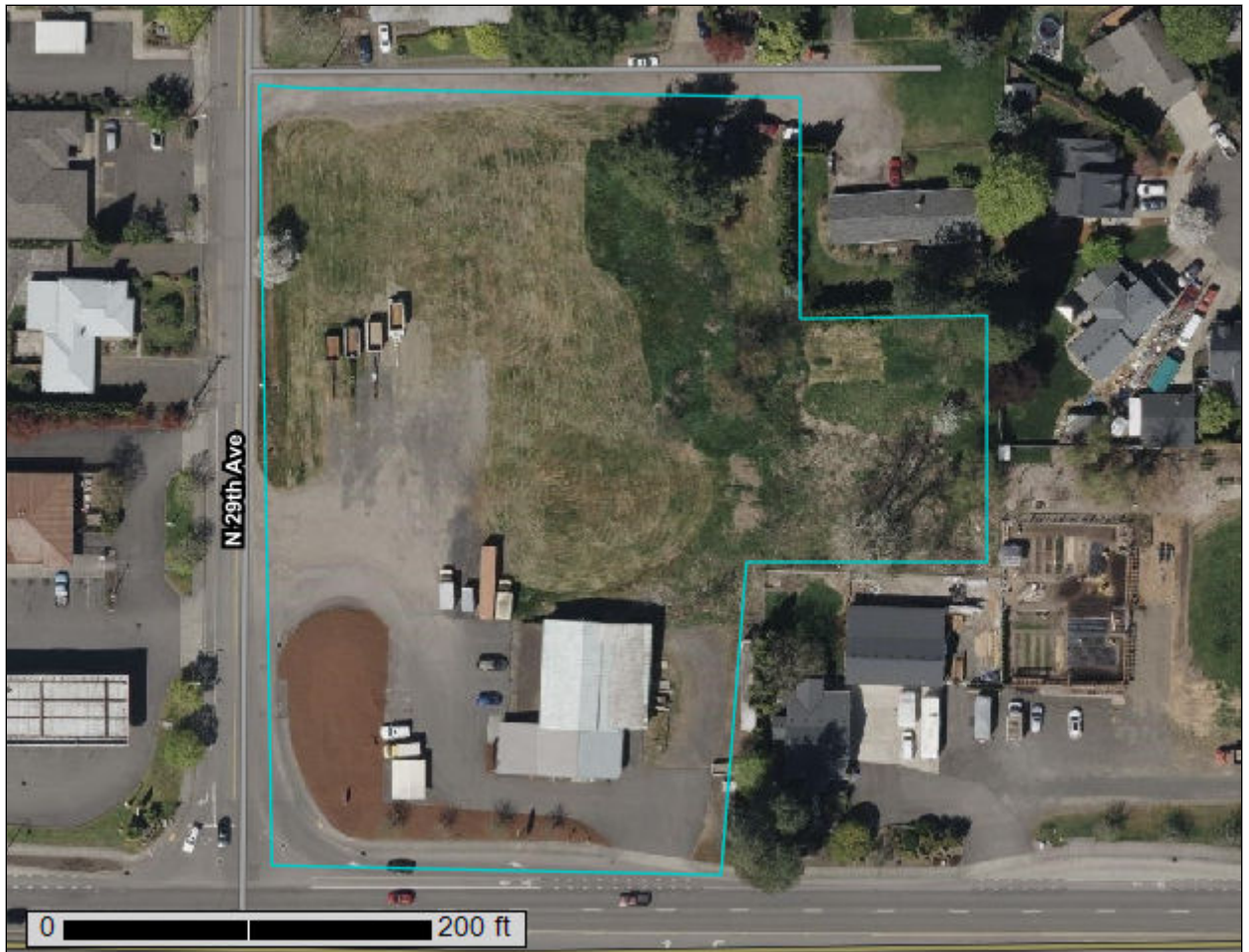
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Washington County, Oregon**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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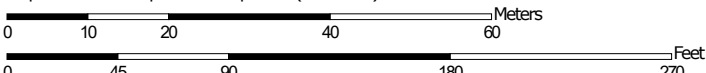
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:936 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
 Survey Area Data: Version 22, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 16, 2021—Apr 18, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
37A	Quatama loam, 0 to 3 percent slopes	0.4	12.3%
37B	Quatama loam, 3 to 7 percent slopes	1.4	48.1%
2027A	Verboort silty clay loam, 0 to 3 percent slopes	1.2	39.6%
Totals for Area of Interest		3.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Oregon

37A—Quatama loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 21zl
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: R002XC008OR - Valley Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent

Custom Soil Resource Report

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

37B—Quatama loam, 3 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21zm
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 3 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C

Custom Soil Resource Report

Ecological site: R002XC008OR - Valley Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes
(G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

2027A—Verboort silty clay loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2mj15
Elevation: 150 to 300 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Verboort and similar soils: 94 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Verboort

Setting

Landform: Flood plains on terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Loamy alluvium over silty and clayey glaciolacustrine deposits

Typical profile

Ap - 0 to 8 inches: silty clay loam
A - 8 to 12 inches: silty clay loam
E - 12 to 19 inches: silty clay loam
2Btg - 19 to 28 inches: clay
2BCtg - 28 to 33 inches: silty clay
2Cg - 33 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent

Custom Soil Resource Report

Depth to restrictive feature: 16 to 26 inches to abrupt textural change
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 8 inches
Frequency of flooding: NoneFrequent
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: R002XC007OR - Valley Swale Group
Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components

Waldo

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes



Preliminary Water Quality Calculations

Project: U-Haul - Cornelius

Date: 7/18/2023

Impervious areas:

Streets and Sidewalks =	98000 sf
65 Lots @ 2640sf =	0 sf
	<hr/>
	98000 sf total

Required Water Quality Storage:

Impervious Area * 0.03' = Required Storage

Storage (cf) = 2940

Maximum outflow:

Time to drain = 48 hours

therefore: $Q_{avg} = \text{Storage} / 48 \text{ hours}$

$Q_{avg} = 0.017 \text{ cfs}$





STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 7/18/23
 Basin: Council Creek
 Event: 2 yr

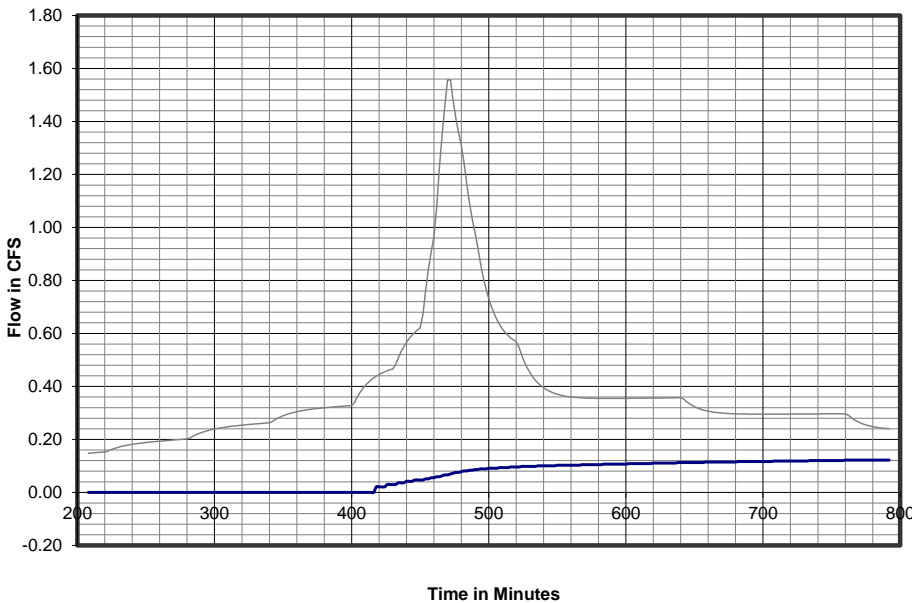
INFLOW HYDROGRAPH

Hydrograph Data:	Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Site Area =	128950	128950 SF	Pervious Area:	Area = 0 SF
Area =	2.96	2.96 acres	Area = 2.9603 acres	Area = 0.0000 acres
Pt =	2.5	2.5 inches	CN = 78	CN = 98
dt =	2	2 min	S = 2.82	S = 0.20
Tc =	30	12 min	0.2S = 0.56	0.2S = 0.04
w =	0.03226	0.07692 Rout. Con.		
			POST-DEVELOPED	Impervious Area:
Hydrograph Results:			Pervious Area:	Area = 98000 SF
Pre-Developed Peak Runoff:	0.283 cfs		Area = 0.7105 acres	Area = 2.2498 acres
Pre Developed Total Volume:	8259.4 CF		CN = 86	CN = 98
			S = 1.63	S = 0.20
Post-Developed Peak Runoff:	1.557 cfs		0.2S = 0.33	0.2S = 0.04
Post Developed Total Volume:	21628.8 CF			

POND ROUTING

Pond Data:		Outlet Data:	
Bottom Length	90.0 FT	Orif1 A =	0.02 sq. ft. Broad Crested
Bottom Width	40.0 FT	Orif1 E =	0.6 Weir1 L = feet
Side Slope	3 Horizontal: 1 Vertical	Dia 1 =	1.80 inches Weir1 E = feet
Bottom Area	3600 SF		
Depth of Effective Side Perc	0 FT	Orif2 A =	0.31 sq. ft. Rectangular
Soil Media Depth	1.5 FT	Orif2 E =	2.7 Weir2 L = feet
Gravel Layer Depth	0 FT	Dia 2 =	7.50 inches Weir2 E = feet
Soil Media porosity	25%		
Gravel Layer porosity	40%	Orif3 A =	0.00 sq. ft. Routing Results:
Infiltration Rate	0 in/hr	Orif3 E =	
Infl Safety Factor	2	Dia 3 =	
			MAX STORAGE = 14298.0
			MAX OUTLET = 0.136
			MAX Infiltration = 0.000
			MAX Bypass = 0.136
			MAX Depth = 2.700

BioCell Inflow/Outflow Hydrograph





STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 7/18/23
 Basin: BASIN
 Event: 10yr

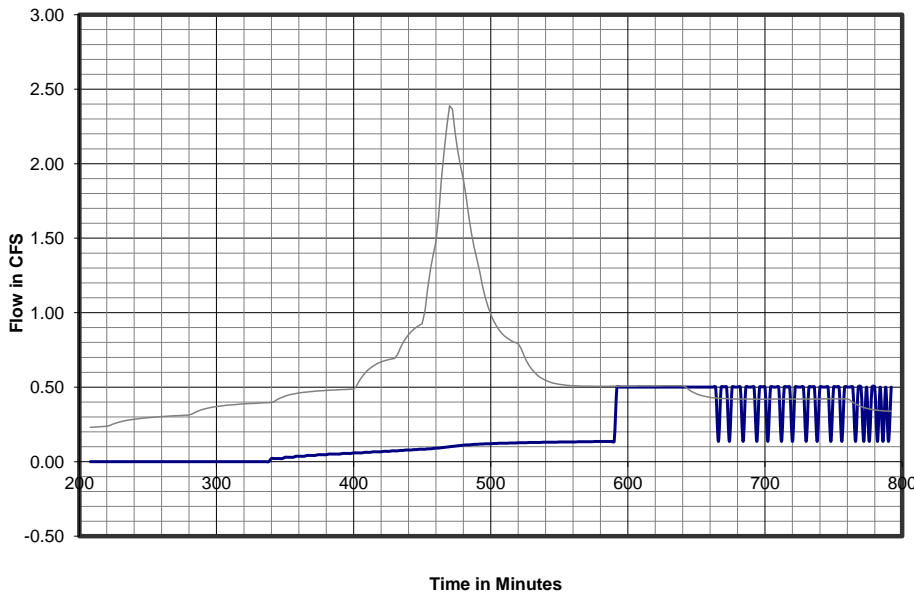
INFLOW HYDROGRAPH

Hydrograph Data:		Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Site Area =	128950	128950	SF	Pervious Area:	Area = 0 SF
Area =	2.96	2.96	acres	Area =	2.9603 acres
Pt =	3.45	3.45	inches	CN =	78
dt =	2	2	min	S =	2.82
Tc =	30	10	min	0.2S =	0.56
w =	0.03226	0.09091	Rout. Con.	0.2S =	0.04
Hydrograph Results:				POST-DEVELOPED	Impervious Area:
Pre-Developed Peak Runoff:	0.654			Pervious Area:	Area = 98000 SF
Pre Developed Total Volume:	15348.8			Area =	0.7105 acres
	CF			CN =	86
				S =	1.63
Post-Developed Peak Runoff:	2.389			0.2S =	0.33
Post Developed Total Volume:	31423.4				
	CF				

POND ROUTING

Pond Data:		Outlet Data:		
Bottom Length	90.0	Orif1 A =	0.02	Broad Crested
Bottom Width	40.0	Orif1 E =	0.6	Weir1 L =
Side Slope	3	Dia 1 =	1.80	feet
Bottom Area	3600			Weir1 E =
Depth of Effective Side Perc	0	Orif2 A =	0.31	Rectangular
Soil Media Depth	1.5	Orif2 E =	2.7	Weir2 L =
Gravel Layer Depth	0	Dia 2 =	7.50	feet
Soil Media porosity	25%			Weir2 E =
Gravel Layer porosity	40%	Orif3 A =	0.00	0
Infiltration Rate	0	Orif3 E =		
Infil Safety Factor	2	Dia 3 =		
				Routing Results:
				MAX STORAGE = 14514.4
				MAX OUTLET = 0.501
				MAX Infiltration = 0.000
				MAX Bypass = 0.501
				MAX Depth = 2.750

BioCell Inflow/Outflow Hydrograph





STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 7/18/23
 Basin: BASIN
 Event: 25 yr

INFLOW HYDROGRAPH

Hydrograph Data:	Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Site Area =	128950	128950 SF	Pervious Area:	Area = 0 SF
Area =	2.96	2.96 acres	Area = 2.9603 acres	Area = 0.0000 acres
Pt =	3.9	3.9 inches	CN = 78	CN = 98
dt =	2	2 min	S = 2.82	S = 0.20
Tc =	30	10 min	0.2S = 0.56	0.2S = 0.04
w =	0.03226	0.09091 Rout. Con.		
			POST-DEVELOPED	Impervious Area:
Hydrograph Results:			Pervious Area:	Area = 98000 SF
Pre-Developed Peak Runoff:	0.853 cfs		Area = 0.7105 acres	Area = 2.2498 acres
Pre Developed Total Volume:	19028.3 CF		CN = 86	CN = 98
			S = 1.63	S = 0.20
Post-Developed Peak Runoff:	2.743 cfs		0.2S = 0.33	0.2S = 0.04
Post Developed Total Volume:	36104.6 CF			

POND ROUTING

Pond Data:		Outlet Data:	
Bottom Length	90.0 FT	Orif1 A =	0.02 sq. ft. Broad Crested
Bottom Width	40.0 FT	Orif1 E =	0.6 Weir1 L = feet
Side Slope	3 Horizontal: 1 Vertical	Dia 1 =	1.80 inches Weir1 E = feet
Bottom Area	3600 SF		
Depth of Effective Side Perc	0 FT	Orif2 A =	0.31 sq. ft. Rectangular
Soil Media Depth	1.5 FT	Orif2 E =	2.7 Weir2 L = feet
Gravel Layer Depth	0 FT	Dia 2 =	7.50 inches Weir2 E = feet
Soil Media porosity	25%		
Gravel Layer porosity	40%	Orif3 A =	0.00 sq. ft.
Infiltration Rate	0 in/hr	Orif3 E =	
Infil Safety Factor	2	Dia 3 =	
			Routing Results:
			MAX STORAGE = 14782.3
			MAX OUTLET = 0.653
			MAX Infiltration = 0.000
			MAX Bypass = 0.653
			MAX Depth = 2.800

BioCell Inflow/Outflow Hydrograph

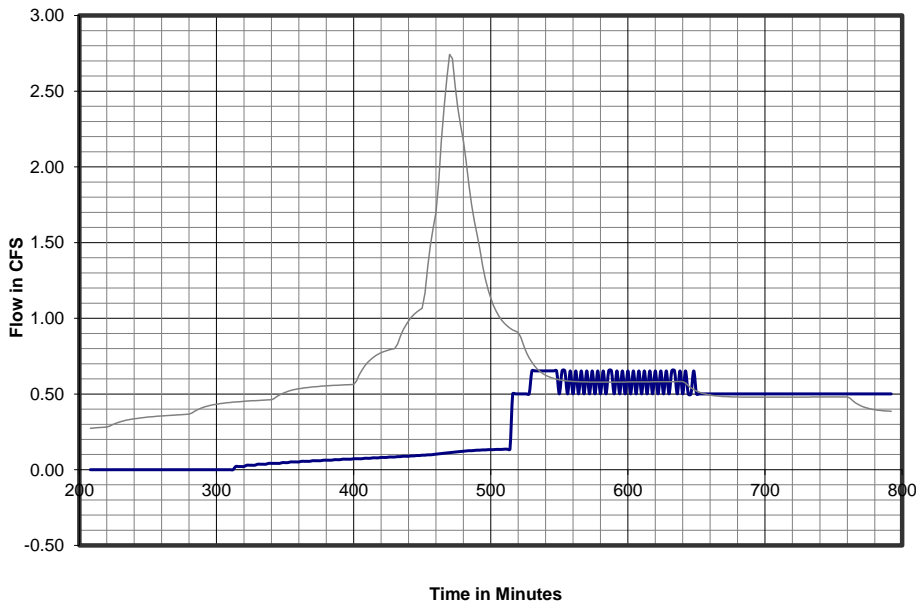


Exhibit “B”

Memo

Subject: Preliminary Engineering Comments for 2962 Baseline

Date: January 30, 2024

By: Terry, Keyes, P.E., City Engineer

These comments are based on existing conditions on the site and the site plan provided for land use approval dated December 2023. The site is approximately 2.96-acre in size and located at the northeast corner of Baseline and N. 29th Avenue. The applicant is proposing a commercial development on the site in the form of a U-Haul store and rental facility.

These comments are based on the existing site conditions and the preliminary site plan. The comments are preliminary and designed to help in creating a final development design that can be considered as part of the land use process. While these comments are not the final engineering comments for the development, staff made every effort to address all important engineering issues related to public infrastructure, stormwater treatment, and erosion control.

Improvements in the public right-of-way (ROW) must be designed in accordance with the City's Public Works Standards.

Streets

Baseline

The Baseline frontage is fully improved with curb, gutter, and sidewalk. A few improvements to Baseline that the applicant is required to make as part of the development include:

- 1) **Replacing the existing driveway with curb, gutter, and sidewalk.** The plans appear to show that intention, but it is not clearly labeled on the preliminary plans.
- 2) **Install street lights on Baseline adjacent to the site.**
- 3) Install street trees along Baseline. On the preliminary plans, the applicant shows street trees on the private side of the ROW. Due to Oregon Department of Transportation's (ODOT) restrictions on trees in the ROW, this is an acceptable location to the City. Also, the trees shown on the plans represent a diverse mix of City-approvable trees.

Since Hwy 8 is a state highway controlled by ODOT, ODOT may impose additional requirements on the Baseline frontage.

N. 29th Avenue

The N 29th Avenue frontage is unimproved. At the pre-application conference the applicant was informed that N. 29th Avenue frontage needed to be improved with:

- Pavement to allow for two, 10-ft travel lanes
- Curb/gutter
- 6-foot parkway strip
- 6-foot concrete sidewalk.
- Street trees
- Streetlights

The preliminary plans appear to show the applicant has strived to meet these requirements. **The only item not shown on the plans that will be required are streetlights.**

Water

A 12" public water main exists on Baseline, fronting the property, and a 10" public main exists on the 29th frontage. Both these mains have sufficient capacity to serve the site. The applicant proposes to tie into the main on 29th, which is acceptable.

Fire hydrants exist in the following locations:

- Just west of the existing driveway on Baseline
- Approximately 185 ft south of the north property line on the east side of N. 29th
- On the west side of N. 29th, opposite the north private access driveway

The Public Works Department will not require any additional fire hydrants. However, the Fire Department may require additional hydrants.

Sanitary Sewer

Sanitary sewers exist on the Baseline and 29th Avenue frontages of the site. These sanitary sewers have sufficient capacity to serve the site. The applicant proposes to tie into the sanitary sewer on 29th, which is acceptable.

Stormwater

The site has a 12" storm main flowing south along the 29th frontage and a 36" storm main flowing east along the Baseline frontage. The 18" storm sewer line shown traversing the site on Clean Water Services (CWS) maps is no longer functional. It was replaced with the storm sewer on Baseline that carries drainage from N. 29th east to N. 31st Avenue.

A 30" storm main running west from N. 31st to the site still exists, however, this line is plugged with roots and cannot carry runoff. In addition, the storm easement for this line appears to be only 10-ft wide which makes it impossible to maintain.

Finally, the line is Corrugated Metal Pipe (CMP,) which is substandard under today's standards

Projects in urban Washington County are required to provide detention and treatment of stormwater runoff, as well as implementing some type of *Low Impact Development Approach (LIDA)*.

Detention

To determine the stormwater quantity control required for the project, CWS uses three criteria. These criteria and this project's rating in each one is shown below.

- Risk = Low
- Development Class = Developed Area
- Size = Large

This combination puts the project into CWS's Category 2 for determining detention or hydromodification requirements. Category 2 projects require peak-flow matching detention. While infiltration of stormwater is an option to meet Category 2 requirements, the predominately clay soils in this area make infiltrating significant volumes of runoff nearly impossible.

Meeting these detention requirements is typically accomplished using an open pond or underground detention pipes on the site. The applicant is proposing an open pond on the east side of the property. **If the pond is not large enough to meet requirements, additional detention will be required, possibly in underground pipes.**

Treatment

Stormwater treatment is required for this site. Stormwater treatment shall meet the requirements of CWS.

For commercial sites like this, treatment is typically accomplished using a biofiltration swale, possibly incorporated into a detention pond. Alternatively, stormwater filters, flow-thru planters, or rain gardens can be utilized for treatment.

While the preliminary plans do not show a treatment approach, either a swale within the detention pond or stormfilter catch basins can be used to meet the CWS requirements without impacting the site plan.

LIDA

Stormwater management also needs to incorporate a LIDA. LIDAs include open air treatment or detention facilities such as detention ponds. LIDA also includes green roofs, porous pavement, biofiltration swales, flow-thru planters, and rain gardens. The applicant's proposed detention pond meets the LIDA requirements.

Conveyance System

A conveyance analysis of the downstream system is not required of the applicant because use of detention minimizes new flows into the existing storm system, thereby avoiding capacity issues.

However, the applicant's preliminary plans call for discharging the detention facility into the abandoned 30" storm pipe at the corner of Lot 31 in the Ryland Park Subdivision. This is unacceptable. The storm pipe was abandoned over 20 years ago and replaced with a new storm system on 29th and Baseline because it did not function well, was substandard, and lacked an adequate easement for maintenance.

Therefore, the applicant must revise the plans to provide an approvable outlet to the public storm system for the detention facility. Options include:

1. Securing a new 20-ft wide easement from the property owner(s) between the site and N. 31st and constructing a new public storm main within the easement that can be maintained long-term.
2. Creating a private discharge pipe from the SW corner of pond to the existing storm system in Baseline. The Baseline storm sewer appears to be easily deep enough to accept this drainage. This private storm pipe will need to fit between the proposed building and the property line SW of the pond. Since this is a private storm line, the Building Official makes the determination on whether this location is approvable. Moving the proposed building at this point is not feasible without a new land use application.
3. Creating a new discharge line from the pond going north around the building to the storm sewer on Baseline or N. 29th. Due to the distance and grades, this may not be feasible.

Finally, regardless of the issue discussed above regarding the discharge from the pond, the storm pipe on N. 29th Avenue will need to be extended as part of the frontage improvements to this area.

Stormwater Facility Access

The detention facility must provide vehicle access for maintenance and possible reconstruction in the future, if that is ever needed. The distance between the building and property line NW of the pond appears sufficient to provide this access.

Additional ROW Runoff

Additional impervious surface will likely be created on N. 29th, at least with the addition of the new sidewalk. This new impervious area must be treated and detained in accordance with CWS standards. However, the area is too small to create a separate public facility. Instead, the on-site runoff calculations and facilities should assume the additional impervious area created in the ROW, even if the runoff does not flow into the private facilities.

Stormwater Report

The applicant's engineer needs to prepare a stormwater report that accompanies the design plans. The report shall follow the standards established by CWS. Generally, the report includes a description of how the stormwater requirements are being met and sizing calculations for the facilities. The report must be prepared and stamped by a Professional Engineer (PE.)

Stormwater Maintenance Agreement

The applicant is required to sign an agreement with the City committing the applicant to maintaining the private stormwater facilities long-term.

Erosion Control

The site requires preparation and submittal of erosion control plans meeting the CWS requirements for 1200-CN plans. Normally, these plans accompany the stormwater treatment plans. A template for preparation of 1200-CN plans is available on the CWS website (www.cleanwaterservices.org).

Plan Review

The plans that need to be reviewed by the City Engineer are those involving public infrastructure, stormwater treatment, and erosion control.

Finally, the applicant and their engineer are strongly encouraged to communicate with the City Engineer during the design process to minimize the need for redlines and revisions.

Exhibit “C”

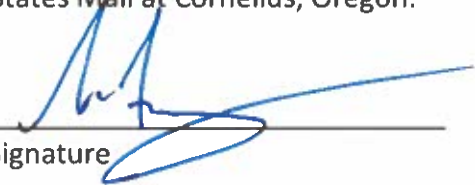
STATE OF OREGON)
)
COUNTY OF WASHINGTON)

AFFIDAVIT OF MAILING

I, Tim Franz, being first duly sworn, depose and say:

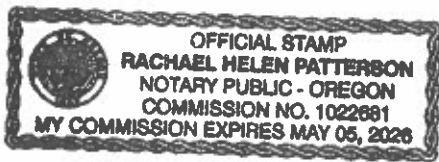
That I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Public Hearing, marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that said envelopes were prepared to receive postage by city staff and to be placed in the United States Mail at Cornelius, Oregon.

Dated this 24 day of January, 2024



Signature

SUBSCRIBED AND SWORN TO before me this 24 day of January, 2024.





Notary Public for Oregon

My commission expires: 5-5-2026

Exhibit A

Office_Address_List

A	B	C	D	E	F	G
Company Name	Department	Name	Address Line 1	City	State	ZIP Code
1						
2	City of Cornelius		1355 N Barlow St	Cornelius	OR	97113
3	City of Forest Grove	Attn: James Reitz	PO Box 326	Forest Grove	OR	97116
4	City of Hillsboro	Attn: City Recorder	150 E Main St	Hillsboro	OR	97123
5	Clean Water Services	Development Services Department	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Comcast Cable Communications		11308 SW 68th Parkway	Tigard	OR	97223
7	Cornelius Rural Fire Protection Dist.		1355 N Barlow St	Cornelius	OR	97113
8	CPO 12C		c/o Joseph Auth	Hillsboro	OR	97124
9	CPO Coordinators		155 N 1st Ave, Suite 370 M-S 20	Hillsboro	OR	97124
10	Department of Economic Development		Carol Renaud	Salem	OR	97301
11	Department of Energy		775 Summer St, NE	Salem	OR	97301
12	DEQ		550 Capitol St NE FL 1	Salem	OR	97301
13	Dept of Land Conservation and Development		700 NE Multnomah St Ste. 600	Portland	OR	97232
14	Dept of Land Use & Transportation	County Surveyors Office	635 Capitol Street NE, Suite 150	Salem	OR	97301
15	District 18 Watermaster		155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
16	Evergreen Disposal & Recycling	Attn: Dawn Lucinio	1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
17	Forest Grove School District		PO Box 5069	Aloha	OR	97006
18	Hillsboro School District		1728 Main St	Forest Grove	OR	97116
19	Home Builders Association		3083 NE 49th Place	Hillsboro	OR	97124
20	METRO Parks		15555 SW Bangly Road Suite 301	Lake Oswego	OR	97035
21	Metro Regional Services		600 NE Grand Ave	Portland	OR	97232
22	Metro Regional Services	Compliance Coordinator	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company	Senior Transportation Planner	250 SW Taylor St.	Portland	OR	97204
24	Washington Service Center		5825 NE Ray Cir	Hillsboro	OR	97124
25	ODOT Rail Division	NW Regional Education Services District	555 13th St. NE Suite 3	Salem	OR	97301
26	ODOT Region 1	Development Review Program	123 NW Flanders	Portland	OR	97209
27	Oregon State Dept. of Fish & Wildlife		4034 Fairview Industrial Dr SE	Salem	OR	97302
28	Oregon State Division of State Lands		775 Summer Street NE	Salem	OR	97301
29	Port of Portland		P.O. Box 3529	Portland	OR	97208
30	Portland & Western Railroad, Inc.		1200 Howard Dr SE	Albany	OR	97321
31	Portland General Electric		121 SW Salmon St	Portland	OR	97204
32	Portland General Electric		121 SW Salmon St	Portland	OR	97204
33	Tri-Met		4012 SE 17th Ave	Portland	OR	97202
34	Tualatin Soil and Water Conservation District		7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
35	Tualatin Valley Irrigation Dist		2330 Elm St	Forest Grove	OR	97116
36	US Army Corps of Engineers		P.O. Box 2946	Portland	OR	97208
37	USPS		1330 SW Walnut Street	Portland	OR	97123
38	Washington County	Assessment and Taxation Dept.	155 N 1st Ave	Hillsboro	OR	97124
39	Washington County	Enhanced Sheriff's Patrol Dist.	215 SW Adams Ave., MS-32	Hillsboro	OR	97123
40	Washington County	Health & Human Services	155 N 1st Ave. Ste. 170 MS-23	Hillsboro	OR	97124
41	Washington County	Housing Authority	161 NW Adams Ave, Suite 2000 MS 63	Hillsboro	OR	97124
42	Washington County Land Use & Transportation	Planning Division	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
43	Washington County Land Use & Transportation	Planning & Development Services	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
44	WCCCA 9-1-1	Data Services	17911 NW Evergreen Pl	Beaverton	OR	97006
45	Ziply Fiber		4155 SW Cedar Hills Blvd	Beaverton	OR	97005
46	MCI Metro Access Transmission Services Corp		2250 NE Alcock Dr	Hillsboro	OR	97124

OWNERNAME	OWNERADDR	OWNERADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
HOGAN, KATHLEEN C	DELFS, MARY E	2962 BASELINE ST	CORNELIUS	OR	97113
HAWC CORNELIUS VILLAGE LLC	111 NE LINCOLN ST STE 200-1		HILLSBORO	OR	97124
CANNAN, KATHRYN A TRUST	211 N 30TH CT		CORNELIUS	OR	97113
CHIN, RADY	2357 BOYD LN		FOREST GROVE	OR	97116
HILLSBORO SCHOOL DISTRICT 1J	3083 NE 49TH PL		HILLSBORO	OR	97124
3041 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR	97123
HEDRICKS, JEANETTE L	HEDRICKS, ANTHONY W	140 N 29TH AVE	CORNELIUS	OR	97113
SCHOLES, KENNETH	3068 N ADAIR CT		CORNELIUS	OR	97113
3079 LLC	PO BOX 326		HILLSBORO	OR	97123
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
CASTANEDA, RIGOBERTO	3975 NW SUSBAUER RD		CORNELIUS	OR	97113
LORANGER PROPERTIES LLC	PO BOX 326		HILLSBORO	OR	97123
MAJEN PROPERTIES LLC	2225 LEONARD ST		WEST LINN	OR	97068
CAZARES, FERNANDO	MANRIQUEZ, MARIA	165 N 31ST AVE	CORNELIUS	OR	97113
JTR PROPERTY LLC	BY RIEL, JOHN T	1308 E MEAD AVE	YAKIMA	WA	98902
3067 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR	97123
VANLLOO FAMILY REVOCABLE TRUST	BY VANLLOO, ROSS A & EUGENIE R TRS	99 N 29TH AVE	CORNELIUS	OR	97113
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
CORNELIUS VILLAGE CONDOMINIUM,	THE OWNERS OF ALL UNITS				00000
FLETCHER, RICHARD S & LINDA KATHEY	238 N 29TH AVE		CORNELIUS	OR	97113
STAPLES, WILLIAM O JR & JAMIE C	3043 N BARLOW PL		CORNELIUS	OR	97113
HENRY, DAVID M	110 N 29TH AVE		CORNELIUS	OR	97113
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
MELLI, BILAL	7435 SW 87TH		PORTLAND	OR	97223
BUSTAMANTE, RICARDO & FELA	3011 N CLARK ST		CORNELIUS	OR	97113
STUART, DAN I & BARBARA K	3040 N BARLOW PL		CORNELIUS	OR	97113
ANTOINE, RICKY D	HANDLEY, JAMIE P	3080 N ADAIR CT	CORNELIUS	OR	97113
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
CORNELIUS, CITY OF	1355 N BARLOW ST		CORNELIUS	OR	97113
WASHINGTON COUNTY	ATTN PROPERTY MANAGEMENT	169 N FIRST AVE, MS 42	HILLSBORO	OR	97124
HANS & EUGENE LLC	14425 SW ALLEN BLVD		BEAVERTON	OR	97005
RUECKER, JAMES A	130 N 29TH		CORNELIUS	OR	97113
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
LEGLER, EDDIE G & DARANN M	3077 N BARLOW PL		CORNELIUS	OR	97113
CAULEY, KATHLEEN MERRY	214 N 30TH CT		CORNELIUS	OR	97113
LORENTZEN, SUSAN M	3052 N ADAIR CT		CORNELIUS	OR	97113
LOZANO, LUIS GARCIA	GARCIA, MARIBEL	200 N 29TH AVE	CORNELIUS	OR	97113
CORNELIUS OIL LLC	30085 SW PARKWAY AVE		WILSONVILLE	OR	97070

HOGAN, KATHLEEN & JAMES TRUST								
DAWSON, DANNY K & SANDRA L	DELFS, MARY E	PO BOX 3007	HILLSBORO	OR	97123			
HAVENS, MYCHAEL J	690 SW 173RD AVE		BEAVERTON	OR	97006			
THOMPSON, RICHARD BURNS	BECKER, ALYCIA	3055 N BARLOW PL	CORNELIUS	OR	97113			
CORNELIUS, CITY OF	SWENSON, TINA MARI	244 N 30TH CT	CORNELIUS	OR	97113			
JTR PROPERTY LLC	1355 N BARLOW ST		CORNELIUS	OR	97113			
143 LLC	BY RIEL, JOHN T	1308 E MEAD AVE	YAKIMA	WA	98902			
LORANGER PROPERTIES LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR	97123			
HOUSING AUTHORITY OF WASHINGTON COUNTY	PO BOX 326		HILLSBORO	OR	97123			
NEW NARRATIVE	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124			
SMITH, TIMOTHY & ANGELINE	8925 SW CENTER ST		TIGARD	OR	97223			
MCPHERON, SHAWN W & JUDITH L	3051 N ADAIR CT		CORNELIUS	OR	97113			
	243 N 30TH CT		CORNELIUS	OR	97113			

Cornelius

Oregon's Family Town

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **February 27, 2024 at 7:00 pm.** You may participate in the meeting in-person at the Cornelius City Council Chambers at 1355 N Barlow Street, online via the Zoom meeting platform at <https://.zoom.us/j/88657023542>, or by phone by calling 1- (253) 215-8782 and using Meeting ID: 886 5702 3542, to consider the following:

Request: A Type III Site Design Review (**DR-70-23**) and Type III Conditional Use Permit (**CUP-02-23**) to redevelop a commercially zoned property and build a new three-story self-storage facility that will be 38.6-feet in height (3.6-feet taller than the height standard of the zone). The development will include a three-story 94,764-sf building for a U-Haul moving and storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area, a new parking lot, landscaping, a water quality facility, and new frontage improvements.

Applicant: Shannon Marvin, MCP
2727 N Central Avenue
Phoenix, AZ 85004

Property Owner: Mary Delfs
2962 Baseline Street
Cornelius, OR 97113

Site: 2962 Baseline Street

Map: Township 1 North, Range 3 West, Map 34 DD, Tax Lot #07700 and #07900.

Zone: Highway Commercial, C-2

Applicable Criteria: CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2), Chapter 18.100 Site Design Review, Chapter 18.105 Conditional Use Permit, Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.150 Special Use Regulations, and Chapter 18.155 Solar Access for New Development.

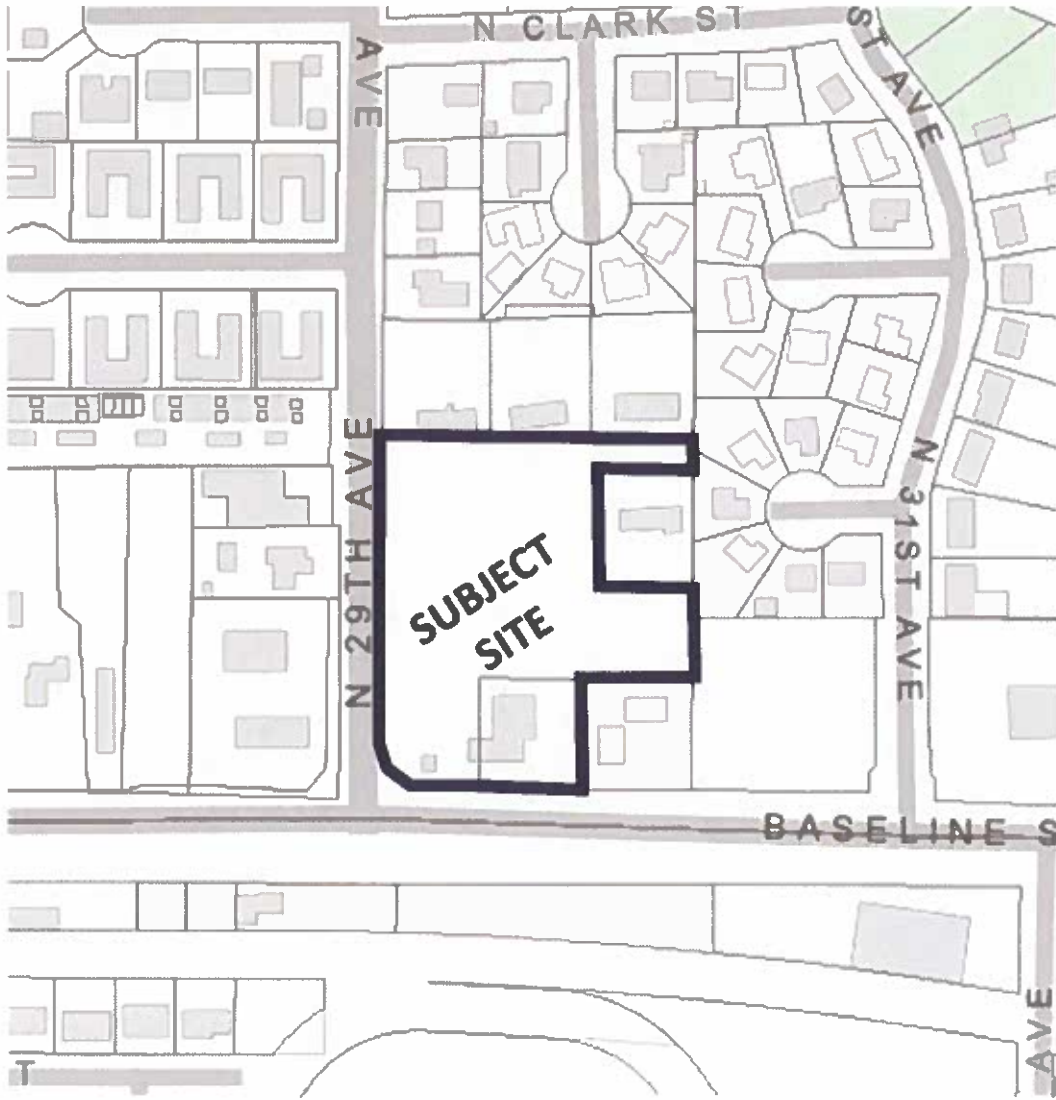
At the time and place listed above, all persons will be given a reasonable opportunity to testify either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the applicable criteria, cited above, upon which the proposal will be evaluated. At the public hearing, the Planning Commission Chair will open the public hearing, a staff report will be presented, the applicant will be given the opportunity to make a presentation, interested persons will be called on to speak for or against the proposal, Commissioners will ask questions, the applicant will be given the opportunity to rebut testimony, staff will be given the opportunity to provide closing remarks, and the public hearing will be closed. At that point, all testimony is complete and the Planning Commission will deliberate on the facts and findings in the staff report and testimony.

In order for an issue to be considered for appeal, it must be raised before the close of the record of the public hearing. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue. If no continuance is granted at the hearing, any participant in the hearing may request the record remain open for at least seven days after the hearing.

A copy of the application, all documents and evidence relied upon by staff and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle. Copies may also be purchased at a reasonable cost of 25 cents per page.

If you have questions regarding the application, or would like to submit written comments, you may contact Tim Franz, Senior Planner, at (503) 357-3011, or tim.franz@corneliusor.gov.

Vicinity Map



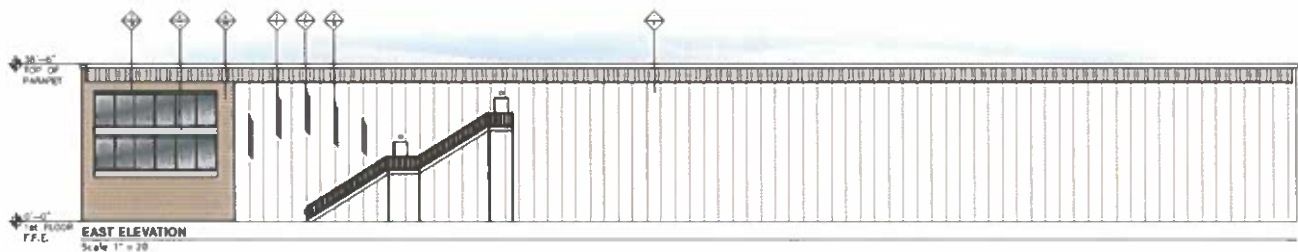
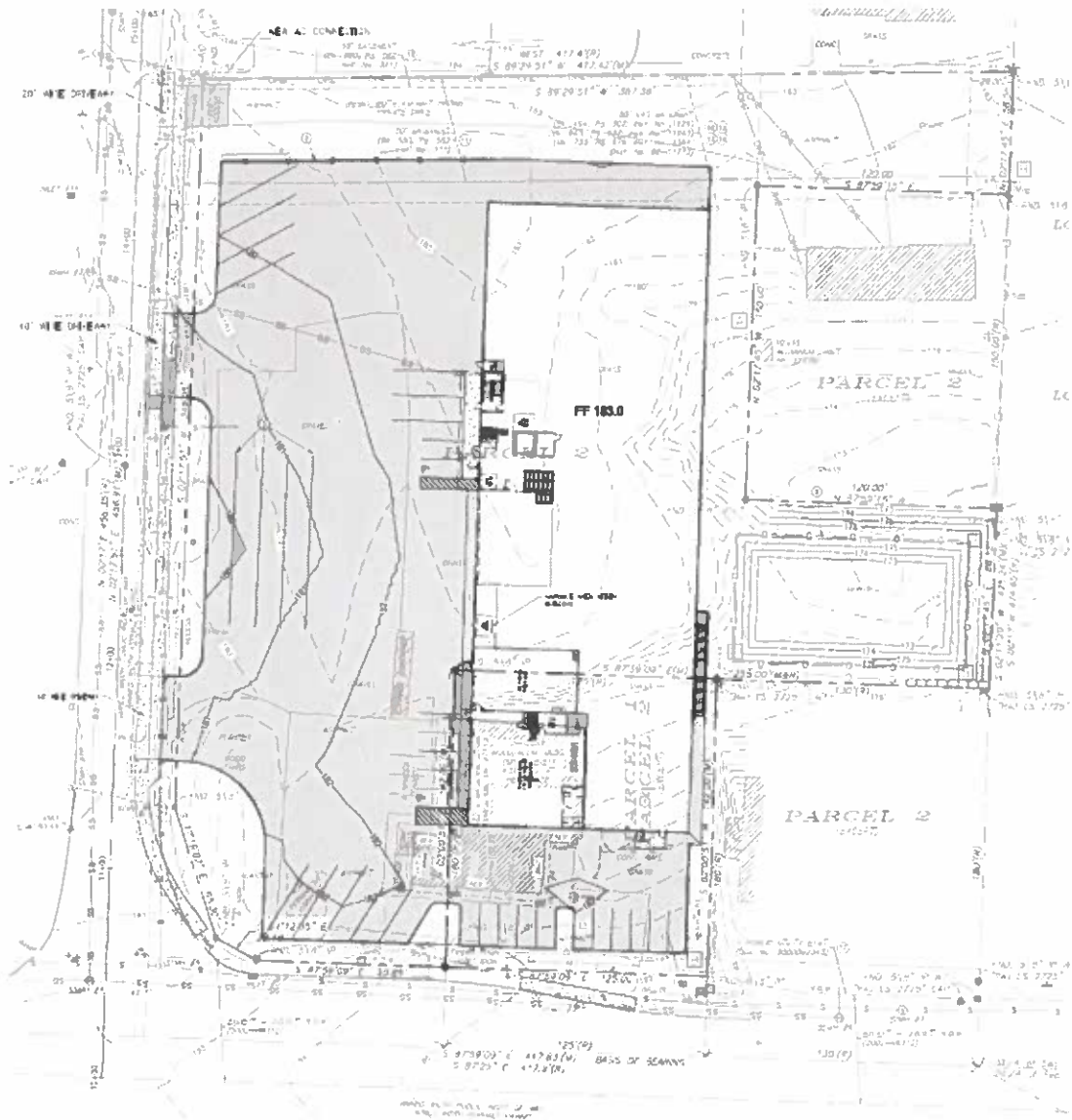
City File: DR-70-23 & CUP-02-23



Map not to scale

Cornelius
Oregon's Family Town

Proposed Site Plan – City File: DR-70-23 & CUP-02-23



MATERIALS

Exhibit “D”

From: [Terry Keyes](#)
To: [Brian Lee](#)
Cc: [Tim Franz](#); [Zulema Longoria](#); [Dan Flatten](#); [Barbara Fryer](#); [Yvette Hamilton](#)
Subject: Re: Cornelius : U-Haul - Engineering Comments
Date: Saturday, February 10, 2024 1:14:45 PM
Attachments: [image001.png](#)
[23836 UHaul Cornelius Civil Set Revision.zip](#)

Brian,

You addressed my main issue regarding discharge from the pond. I'll do a more thorough review when we are at the final engineering plan stage, but for land use, you are good to go from an engineering standpoint.

One thing I will be looking for in the final engineering plans is a structure (manholes or 24x24 area drains) at both ends of the discharge line between the pond and Baseline. I know this is a private line that Yvette has jurisdiction over, but I am worried if the line ever gets plugged and causes the pond to overflow. That would be very bad. With a structure at both ends that we can get a camera and sewer cleaner into the line if we need to so we can ensure the pond never overflows.

But again, we should address this on the final engineering plans, not at this land use stage.

Terry W. Keyes, PE

City Engineer

City of Cornelius

1355 N. Barlow Street
Cornelius, OR 97113
503-357-3011 office phone
503-449-3631 cell phone
terry.keyes@corneliusor.gov

On Feb 9, 2024, at 11:20 AM, Brian Lee <brianl@paceengrs.com> wrote:

Tim/Terry,

I had a very good conversation with Yvette, she confirmed that there is no code required building offset for the storm sewer line.

See attached updated Civil Plans and Preliminary Hydro report. Geotech report included just for reference.

Let us know if you need anything else,

Brian Lee, PE, LEED AP

Principal Engineer

p. 503.597.3222 | d. 971.329.4186



LAND | WATER | INFRASTRUCTURE | FACILITIES

From: Tim Franz <Tim.Franz@corneliusor.gov>
Sent: Wednesday, February 7, 2024 2:58 PM
To: Terry Keyes <terry.keyes@corneliusor.gov>; Brian Lee <brianl@paceengrs.com>
Cc: Zulema Longoria <zulema_longoria@uhaul.com>; Dan Flatten <dan_flatten@uhaul.com>; Barbara Fryer <Barbara.Fryer@corneliusor.gov>; Yvette Hamilton <yhamilton@forestgrove-or.gov>
Subject: RE: Cornelius : U-Haul - Engineering Comments

You don't often get email from tim.franz@corneliusor.gov. [Learn why this is important](#)

Hello Brian,

When you talk with Yvette, you may also want to inquire if there is adequate room for the line. It will be in the 10' area between the property line and foundation/footing of the building. If the footprint of the building needs to be shifted slightly to the west, now would be the time to make/show that minor adjustment.

*Tim Franz, Senior Planner
City of Cornelius
Community Development
1300 S. Kodiak Circle
Mailing: 1355 N. Barlow Street
Cornelius, OR 97113*

Phone: (503) 357-3011

From: Terry Keyes <terry.keyes@corneliusor.gov>
Sent: Wednesday, February 7, 2024 2:49 PM
To: Brian Lee <brianl@paceengrs.com>
Cc: Zulema Longoria <zulema_longoria@uhaul.com>; Tim Franz <Tim.Franz@corneliusor.gov>; Dan Flatten <dan_flatten@uhaul.com>; Barbara Fryer <Barbara.Fryer@corneliusor.gov>; Yvette Hamilton <yhamilton@forestgrove-or.gov>
Subject: Re: Cornelius : U-Haul - Engineering Comments

Brian,

You might check with Yvette Hamilton, our Building Official to verify that the storm drain location works and can be approved for a plumbing permit. I copied Yvette on this email.

The connection to the mainline should be with an insert-tee. Attached is the detail to use for this connection.

Terry W. Keyes, PE
City Engineer
City of Cornelius
1355 N. Barlow Street
Cornelius, OR 97113
503-357-3011 office phone
503-449-3631 cell phone
terry.keyes@corneliusor.gov

On Feb 7, 2024, at 2:27 PM, Brian Lee <brianl@paceengrs.com> wrote:

Some people who received this message don't often get email from brianl@paceengrs.com. [Learn why this is important](#)

Terry,

Thanks for the reply, see attached sketch of what we are working on.

Does the City have a preference as to how to tie into the exiting storm? Use a cut in tee, inserta-tee, a wye or ??

Brian Lee, PE, LEED AP
Principal Engineer
p. 503.597.3222 | d. 971.329.4186

LAND | WATER | INFRASTRUCTURE | FACILITIES

From: Terry Keyes <terry.keyes@corneliusor.gov>
Sent: Wednesday, February 7, 2024 2:21 PM
To: Brian Lee <brianl@paceengrs.com>
Cc: Zulema Longoria <zulema_longoria@uhaul.com>; Tim Franz <Tim.Franz@corneliusor.gov>; Dan Flatten <dan_flatten@uhaul.com>; Barbara Fryer <Barbara.Fryer@corneliusor.gov>
Subject: Re: Cornelius : U-Haul - Engineering Comments

You don't often get email from terry.keyes@corneliusor.gov. [Learn why this is important](#)

Brian,

That sounds perfect.

Terry W. Keyes, PE
City Engineer
City of Cornelius
1355 N. Barlow Street
Cornelius, OR 97113
503-357-3011 office phone
503-449-3631 cell phone
terry.keyes@corneliusor.gov

On Feb 7, 2024, at 11:52 AM, Brian Lee <brianl@paceengrs.com> wrote:

Some people who received this message don't often get email from brianl@paceengrs.com. [Learn why this is important](#)

Terry,

The current plan is to run the storm outfall to the south, between the building and the property line and tie into the storm line in Baseline.

Brian Lee, PE, LEED AP
Principal Engineer
p. 503.597.3222 | d. 971.329.4186

<image001.png>

LAND | WATER | INFRASTRUCTURE | FACILITIES

From: Terry Keyes <terry.keyes@corneliusor.gov>

Sent: Wednesday, February 7, 2024 11:30 AM

To: Brian Lee <brianl@paceengrs.com>

Cc: Zulema Longoria <zulema_longoria@uhaul.com>; Tim Franz <Tim.Franz@corneliusor.gov>; Dan Flatten <dan_flatten@uhaul.com>; Barbara Fryer <Barbara.Fryer@corneliusor.gov>

Subject: Re: Cornelius : U-Haul - Engineering Comments

You don't often get email from terry.keyes@corneliusor.gov. [Learn why this is important](#)

Brian,

If you have questions about whether something is feasible in our system, please ask before putting the final design together.

Terry W. Keyes, PE
City Engineer

City of Cornelius

1355 N. Barlow Street

Cornelius, OR 97113

503-357-3011 office phone

503-449-3631 cell phone

terry.keyes@corneliusor.gov

On Feb 7, 2024, at 9:44 AM, Brian Lee <brianl@paceengrs.com> wrote:

Zulema,

My team is working on the stormwater updates per our conversation last week. I expect the update to be done this week.

Brian Lee, PE, LEED AP

Principal Engineer

p. 503.597.3222 | d. 971.329.4186

<image001.png>

LAND | WATER | INFRASTRUCTURE | FACILITIES

From: Zulema Longoria <zulema_longoria@uhaul.com>

Sent: Wednesday, February 7, 2024 9:15 AM

To: Tim Franz <Tim.Franz@corneliusor.gov>; Dan Flatten <dan_flatten@uhaul.com>; Brian Lee <brianl@paceengrs.com>

Cc: Barbara Fryer <Barbara.Fryer@corneliusor.gov>; Terry Keyes <terry.keyes@corneliusor.gov>

Subject: Cornelius : U-Haul - Engineering Comments

Hello Brian: Good morning.

Can you please send Tim Franz the revised stormwater designs for Cornelius, OR so he can complete the staff report for the PZ hearing scheduled on 02-27-24?

He will need it as soon as possible.

Thank you,

Zulema Longoria, Planner
AMERCO Real Estate Co/U-Haul Int
2727 N Central Ave

Phoenix, AZ 85004
602-263-6502 ext 515306

From: Tim Franz <Tim.Franz@corneliusor.gov>
Sent: Thursday, February 1, 2024 9:52 AM
To: Shannon Marvin-Christopherson <shannon_marvin@uhaul.com>; Zulema Longoria <zulema_longoria@uhaul.com>
Cc: Barbara Fryer <Barbara.Fryer@corneliusor.gov>; Terry Keyes <terry.keyes@corneliusor.gov>; Brian Lee <brianl@paceengrs.com>
Subject: U-Haul - Engineering Comments

CAUTION: This email came from an external sender. Do not click **links** or **attachments** unless you know the sender and the content is safe.

Good morning,

Yesterday afternoon we received Engineering Comments from Terry Keyes, the City Engineer, regarding your project in Cornelius. Based upon his comments, there are major concerns regarding the proposed Stormwater facility. Please review the comments, which are attached.

We are in the process of working on the staff report and we wanted to give you an opportunity to review and address these concerns, before the staff report to the Planning Commission is finalized. If you would like to address these issues for the staff report, please let us know by the EOB on February 6. Any plans (cutsheets) would need to be provided no later than February 14th.

The final staff report will be completed and available for review on February 20th.

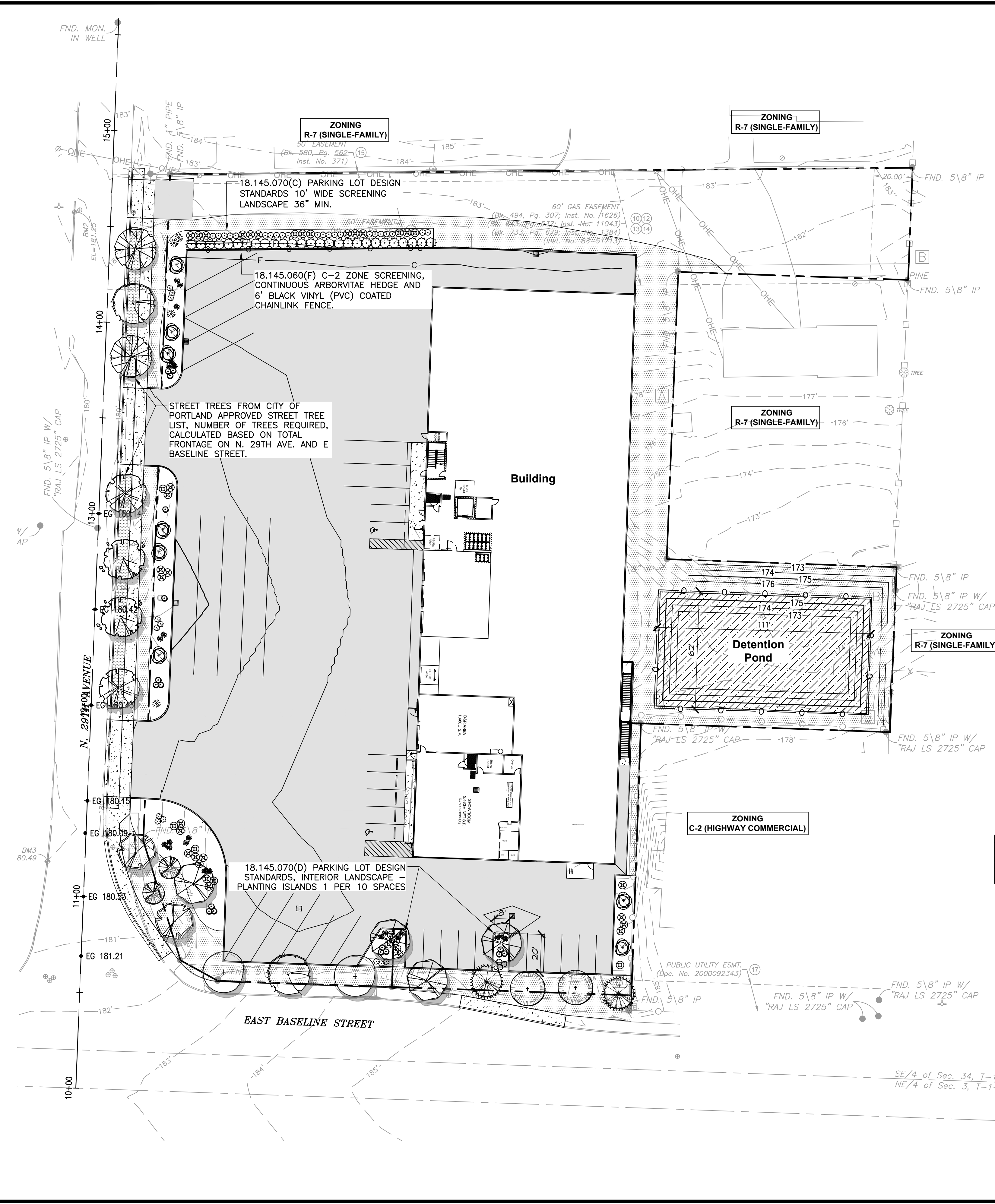
Please feel free to reach out to Terry Keyes, City Engineer or us at (503) 357-3011 to discuss or answer and any questions you may have.

Sincerely,

*Tim Franz, Senior Planner
City of Cornelius
Community Development
1300 S. Kodiak Circle
Mailing: 1355 N. Barlow Street
Cornelius, OR 97113*

Phone: (503) 357-3011

FILE NAME: P:\170\23\23836-AMERCO_UHAUL CORNELIUS LU\CAD\ENGINEERING\SHEETS\P23836 LP.DWG
 SAVE TIME: 7/17/2024 2:50 PM
 PLOT TIME: 7/19/2024 7:58 AM
 USER NAME: ASHLEY-TELLIN
 XREF FILES: ###

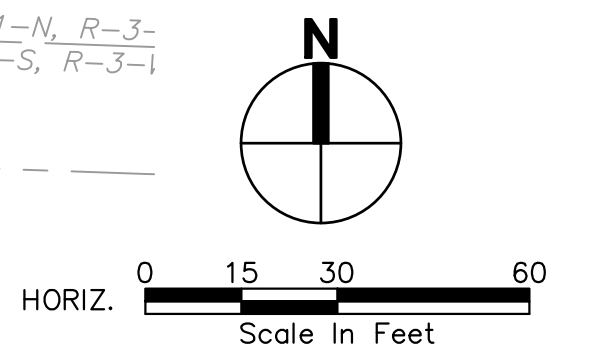


PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
CONIFEROUS TREES					
	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki Cypress	6' HT. MIN.	8	
STREET TREES					
	Calocedrus decurrens	Incense Cedar	5' HT. MIN.	2	Family: Cupressaceae (10%)
	Cercidiphyllum japonicum	Katsura Tree	2" CAL. MIN. B&B	2	Family: Cercidiphyllaceae (5%)
	Davidia involucrata	Handkerchief Tree	2" CAL. MIN. B&B	2	Family: Nyssaceae (5%)
	Fagus sylvatica 'Atropunicea'	Purple European Beech	2" CAL. MIN. B&B	4	Family: Fagaceae (30%)
	Liriodendron tulipifera	Tulip Tree	2" CAL. MIN. B&B	2	Family: Magnoliaceae (5%)
	Pseudotsuga menziesii	Douglas Fir	5' HT. MIN.	2	Family: Pinaceae (5%)
	Quercus coccinea	Scarlet Oak	2" CAL. MIN. B&B	2	Family: Fagaceae (30%)
	Quercus rubra	Red Oak	2" CAL. MIN. B&B	2	Family: Fagaceae (30%)
	Thuja plicata	Western Red Cedar	5' HT. MIN.	2	Family: Cupressaceae (10%)
	Ulmus americana 'Princeton'	Princeton American Elm	2" CAL. MIN. B&B	2	Family: Ulmaceae (5%)
SHRUBS					
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2 GAL	17	
	Cistus x hybridus	White Rockrose	2 GAL	40	
	Nandina domestica 'Burgandy Wine'	Burgandy Wine Heavenly Bamboo	2 GAL	22	
	Pinus mugo mugo	Dwarf Mugo Pine	2 GAL	4	
	Potentilla fruticosa	Bush Cinquefoil	2 GAL	6	
	Rhododendron x 'Hino-crimson'	Hino-crimson Kurume Azalea	2 GAL	12	
	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' HT. MIN.	27	
GRASSES					
	Helictotrichon sempervirens	Blue Oat Grass	2 GAL	22	
GROUND COVERS					
	LAWN Lawn Hydroseed	Drought Tolerant Fescue Blend	--	26,108 sf	

STREET TREES & PUBLIC WORKS TREE DIVERSITY REQUIREMENTS
 N. 29th Avenue 360 LF Frontage / 30' Tree = 12 Street Trees
 E. Baseline Street 217 LF Frontage / 30' Tree = 8 Street Trees
 20 Total Street Trees Required
 10 different tree species, 9 different tree genera, & 7 different tree families proposed.

CWS STORMWATER FACILITY PLANTING STANDARDS (4.09.2 Detention Pond)
 6,551 SF TOTAL AREA
 Plant Species per CWS standards, Appendix A "Storm Water Facility (swf)"
 3 or more evergreen species, pond bottom side slopes and freeboard to be fully vegetated



NO.	DATE	BY	REVISION

PACE Engineers
 4500 Kruse Way, Suite 250
 Lake Oswego, OR 97035
 p. 503.597.3222
 www.paceengrs.com

REGISTERED
 1151
PRELIMINARY
 V. BRIAN WAY
 OREGON
 08/31/2024
 LANDSCAPE ARCHITECT

U-HAUL INTERNATIONAL, INC.
 2727 N. CENTRAL AVE.
 PHOENIX, AZ 85004
 (541) 520-5479

U-HAUL MOVING & STORAGE - CORNELIUS STORE 704072
 PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN	DATE: DEC 2023
DESIGNED BY: MAA	CHECKED BY: BDL
JOB NUMBER: 23836.00	
DWG NAME: P23836 LP	
SHEET C7 OF 11	

conveyance system. These aspects will need to be determined as evaluation process.

Figure 6-7: CIP Project #1 – Site of Potential ISSSP Pump

Project
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PRELIMINARY DRAINAGE REPORT

Preliminary Drainage Report

**U-Haul Moving and Storage
Store 704072**

Cornelius, Oregon

Prepared For:

U-Haul Moving and Storage
AMERCO Real Estate Company
2727 N. Central Ave
Phoenix, AZ 85004
Attn: Zulema Longoria

February 2024



Preliminary Drainage Report
U-Haul Moving and Storage
Store 704072

Prepared For:

U-Haul Moving and Storage
AMERCO Real Estate Company
2727 N. Central Avenue
Phoenix, AZ 85004
Attn: Zulema Longoria



PACE Engineers, Inc.
4500 Kruse Way, Suite 250
Lake Oswego, Oregon 97035
PACE Project No. 21824

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PROJECT CERTIFICATION

The technical material and data contained in this report was prepared by PACE Engineers, Inc., under the supervision of the listed individuals below. Those responsible staff members who are registered professional engineers are licensed in the State of Oregon.



RENEWS: 12/31/2024

Brian D. Lee, P.E.
PACE Engineers, Inc.

PACE Engineers, Inc.
4500 Kruse Way, Suite 250
Lake Oswego, Oregon 97035-2564
Phone: 503.597.3222
www.paceengrs.com

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APPENDIX

1. Soils Map
2. Hydraulic Model Reports
3. Storm Drainage Plan
4. Geotech Report – See separate PDF file.

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PRELIMINARY DRAINAGE REPORT

1.0 PURPOSE AND INTRODUCTION

This report represents the drainage analysis that was performed on a 2.96 acre parcel located at 2962 E. Baseline Street (HWY 8) located in Cornelius, Oregon. It is made up of 2 tax lots (1N334DD 7700 and 7900). The proposed project is to redevelop the property into a U-Haul storage facility.

Due to frontage improvements required by the City of Cornelius, the Right of Way (ROW) drainage area on NE 29th Avenue were included in the drainage analysis for the purposes of this report. This project triggers Clean Water Services (CWS) stormwater management for both water quality and quantity. To determine the stormwater quantity control required for the project, CWS uses three criteria. For this site, the RISK is Low, the DEVELOPMENT CLASS is Developed Area and the SIZE is Large. This puts the development into Category 2, requiring peak flow matching detention.

While infiltration of stormwater is an option to meet Category 2 requirements, the predominately clay soils in this area make infiltrating significant volumes of runoff nearly impossible. Meeting these detention requirements is typically accomplished using an open pond or underground detention pipes on the site. The Client has selected an open pond for stormwater management.

This is the documentation of the goals for which the stormwater facility for this site were designed to meet, the sources of information upon which the analysis is based, the design methodology, and the results of the analysis. The analysis was performed using a hydrologic and hydraulic model built in an Excel Spreadsheet using the SBUH method. Water quality and quantity performance goals are based on current Clean Water Services (CWS) and ODOT standards.

2.0 PROJECT LOCATION AND DESCRIPTION

The proposed improvements are in Cornelius, Oregon. The site is bordered by NE 29th Avenue the West and E. Baseline Rd (HWY 8) to the South.

2.1 Project Location

ITEM	DESCRIPTION
Address	2962 E. Baseline Street, Cornelius, OR 97113
Watershed	Council Creek Sub-Watershed of Tualatin River Watershed
County	Washington County
Zoning	Highway Commercial (C-2)

ITEM	DESCRIPTION
Area	Onsite Stormwater Collection Area – 2.96 acres Offsite Stormwater Collection Area – (+/-) 0.31 acres
Existing improvements	The existing site is mostly undeveloped. Currently Murphy's furniture store is located along E. Baseline Road with a few connections (catch basins) to the storm sewer system in the right of way.
Current ground cover	Gravel and asphalt parking areas, a building and undeveloped natural ground cover.
Existing topography	The ground naturally slopes to the East. Two (2) existing drainage ditches run Easterly to a lower area that collects stormwater runoff. No current outlet.
Surrounding Features	Surrounding features consist of roadways, single family residences and a regional natural resource area (Council Creek).
Nearby Water Bodies	The stormwater on the property drains to a natural lower area and pools. In the past it had a connection to the stormwater system that drained to Council Creek natural area. Council Creek drains into the Tualatin River.
Soils	37B – Quatama loam, 3 to 7 percent slopes 2027A - Verboort silty clay loam, 0 to 3 percent slopes 37A - Quatama loam, 0 to 3 percent slopes

2.2 Project Description

The project facility serves the 2.96-acre property and 0.31-acre Right of Way (ROW) frontage improvements on N. 29th Avenue. It does not take in upstream drainage from natural or manmade drainage systems. A Storm Drainage Plan is included in the Appendix.

ITEM	DESCRIPTION
Proposed Improvements	<p>The proposed improvements include:</p> <ul style="list-style-type: none"> • Earthwork modifications to create a new AC parking, landscaping and building pad. • Installing an open pond detention system. • Installing new flow control structure to meter the discharge into the existing 36" storm sewer pipe on E. Baseline Street.

3.0 HYDRAULIC AND HYDROLOGIC DESIGN

3.1 Hydrologic and Hydraulic Model

Hydrologic and hydraulic calculations to estimate runoff flows were conducted using Excel Spreadsheet based SBUH model for rainfall-runoff-routing simulation model using the following information to develop the model:

- Soil Conservation Service (“SCS”) Type 1A hyetograph for rainfall distribution developed from ODOT Isopluvial Maps and published CWS storm depths, see table 3-1.
- Drainage area basin based on local contour maps. This area was assigned a Runoff Curve Number of 79 for pre-industrial conditions, assumed to be undeveloped pasture land and Washington County Soil Survey classifications for pre-industrial conditions. A Runoff Curve Number of 98 for the current proposed conditions was used, where 100% impervious land cover was assumed.
- Existing stormwater system pipe network with hydraulic information provided by City of Cornelius and data collected during ALTA site survey.

Table 3.1 – Study Precipitation Depths

Recurrence Interval (Years)	24-hour Rainfall Depth (inches)
Water Quality – ½ 2-yr per ODOT Isopluvial	1.11
CWS 2-yr	2.5
CWS 10-yr	3.45
CWS 25-yr	3.9
100-yr	4.5

3.2 Water Quality Design Requirements

Clean Water Services (CWS) is the local permitting agency for stormwater discharges from the project.

The following information summarizes these water quality parameters below:

Impervious Area (Onsite + ROW) = 107909 SF
 Area * 0.03' = 3237 CF Required

Max Outflow = 0.019 CFS

Water quality treatment in the proposed design is performed by capturing and treating the required water quality volume of each storm event. This is accomplished by sizing the lowest orifice and setting its elevation to retain the 3237 CF of water to release less than the 0.019 CFS rate.

3.3 Water Quantity Design Goals

The current flow control standards of the existing facility are limiting the peak discharge in the developed condition to match the pre-industrial peak discharge or release less than ½ the 2-yr, 10-yr, and 25-yr frequency storm events. The goal of this project is to meet current CWS flow control performance standards.

3.4 Existing Flow Control

The current system has no discharge. Previous construction removed the piping and connections to the discharge pipe running East to the wetland area of Council Creek.

3.5 Proposed Facility Flow Control Design

The proposed storm pond system discharges are designed to meet the peak flow requirements for the ½ of the 2-yr, 10-yr, and 25-yr events. The proposed facility outlets to a flow control manhole that consist of two orifices (0.96-inch and 1.65-inch) and an overflow weir with a crest height of 3-ft. The control manhole will outlet to an existing 36" storm line along East Baseline Street before the runoff eventually outfalls to the wetland area of Council Creek.

See the following table for combined pond flow control performance of the system:

24-Hour Storm Event	Pre-Industrial (Target) Peak Flow (cfs)	Post-Project Peak Release (cfs)
CWS ½ of 2-yr	0.157	0.157
CWS 10-yr	0.723	0.464
CWS 25-yr	0.943	0.701

3.6 Gravity Pipe Conveyance Design

Gravity conveyance pipes for the project have been designed using manning's equation to pass the 25-year storm event at full or less than full flow.

3.7 Storm System Outfall Design

The proposed facility will outlet to a control structure before it outfalls to an existing 36" storm line located on East Baseline Street. The existing pipe will convey the stormwater before it is eventually discharges into the wetland area of Council Creek.

4.0 OFFSITE CONSIDERATIONS

4.1 Downstream Drainage

This project will reduce peak flows during large storm events to predeveloped conditions. Therefore, it is not anticipated that the downstream path is at risk of damage due to the project.

4.2 Flood Hazard Risk

The project's hydraulic model evaluated an additional storm using the CWS 100-year storm depth. The orifice sizes for the storm facility system were sized to accommodate the 100-year storm; however, in this event, flow is not limited to the pre-developed conditions. Therefore, flooding of the system is not anticipated.

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Appendix



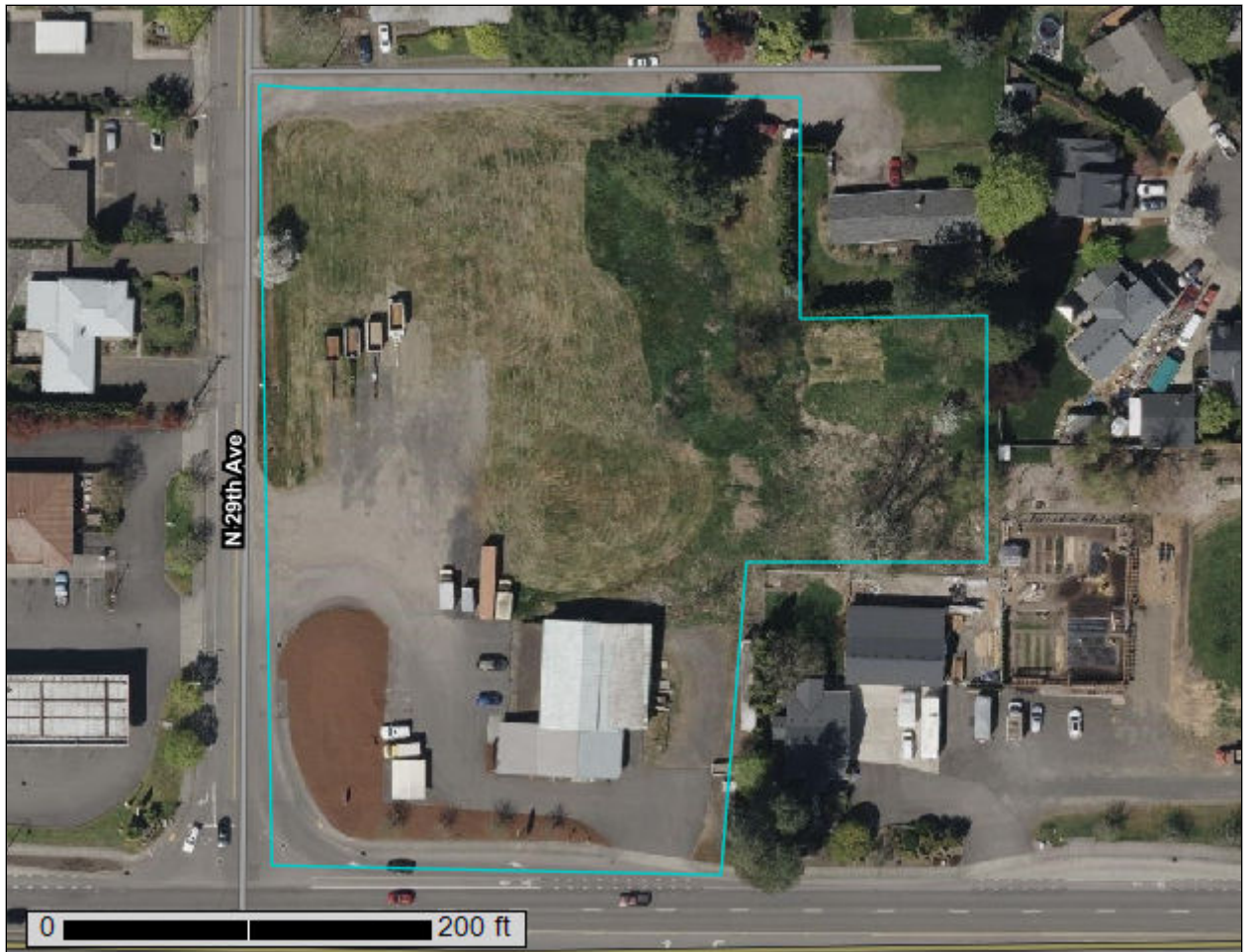
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Washington County, Oregon**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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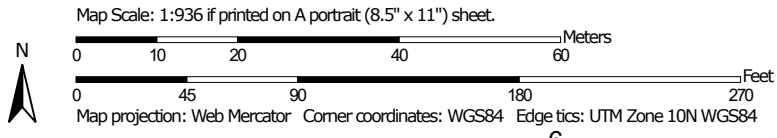
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
 Survey Area Data: Version 22, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 16, 2021—Apr 18, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
37A	Quatama loam, 0 to 3 percent slopes	0.4	12.3%
37B	Quatama loam, 3 to 7 percent slopes	1.4	48.1%
2027A	Verboort silty clay loam, 0 to 3 percent slopes	1.2	39.6%
Totals for Area of Interest		3.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Oregon

37A—Quatama loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 21zl
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: R002XC008OR - Valley Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent

Custom Soil Resource Report

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

37B—Quatama loam, 3 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21zm
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 3 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C

Custom Soil Resource Report

Ecological site: R002XC008OR - Valley Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

2027A—Verboort silty clay loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2mj15
Elevation: 150 to 300 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Verboort and similar soils: 94 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Verboort

Setting

Landform: Flood plains on terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Loamy alluvium over silty and clayey glaciolacustrine deposits

Typical profile

Ap - 0 to 8 inches: silty clay loam
A - 8 to 12 inches: silty clay loam
E - 12 to 19 inches: silty clay loam
2Btg - 19 to 28 inches: clay
2BCtg - 28 to 33 inches: silty clay
2Cg - 33 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent

Custom Soil Resource Report

Depth to restrictive feature: 16 to 26 inches to abrupt textural change
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 8 inches
Frequency of flooding: NoneFrequent
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: R002XC007OR - Valley Swale Group
Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components

Waldo

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

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Preliminary Water Quality Calculations

Project: U-Haul Cornelius

Date: 8-Feb

Impervious areas:

Streets & Sidewalks	98000 sf
Offsite ROW	9909 sf
	<u>107909 sf total</u>

Required Water Quality Storage:

Impervious Area * 0.03' = Required Storage

Storage (cf) = 3237 cf

Water Quality Flow:

WQF = $WQV / (4 \text{ hours} * 60 \text{ min} * 60 \text{ sec})$
 $WQF = 0.225 \text{ cfs}$
 $= 101 \text{ gpm}$

Extended Dry Detention Drawdown Rate:

$WQV / (48 \text{ hours} * 60 \text{ min} * 60 \text{ sec})$
 $WQD = 0.019 \text{ cfs}$

Pond Storage Calculations:

<i>Elev</i> <i>(ft)</i>	<i>Surf Area</i> <i>(sq ft)</i>	<i>Storage</i> <i>(cu ft)</i>
0	3600	0.00
0.05	3639	180.98
0.10	3678	363.91
0.15	3718	548.82
0.20	3757	735.70
0.25	3797	924.57
0.30	3837	1115.43
0.35	3877	1308.29
0.40	3918	1503.17
0.45	3958	1700.08
0.50	3999	1899.01
0.55	4040	2099.98
0.60	4081	2303.00
0.65	4122	2508.08
0.70	4164	2715.23
0.75	4205	2924.45
0.80	4247	3135.76
0.85	4289	3349.16

$$Q = CA(2gH)^{.5}$$

Orifice Sizing:

Orifice coefficient =	0.62
Qavg =	0.019
2/3 WQH =	0.55
Area (sf) =	0.005
Diameter (in.)	0.96
WQVH =	0.83
2/3 WQH =	0.55



STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 2/9/24
 Basin: Council Creek
 Event: 2 yr

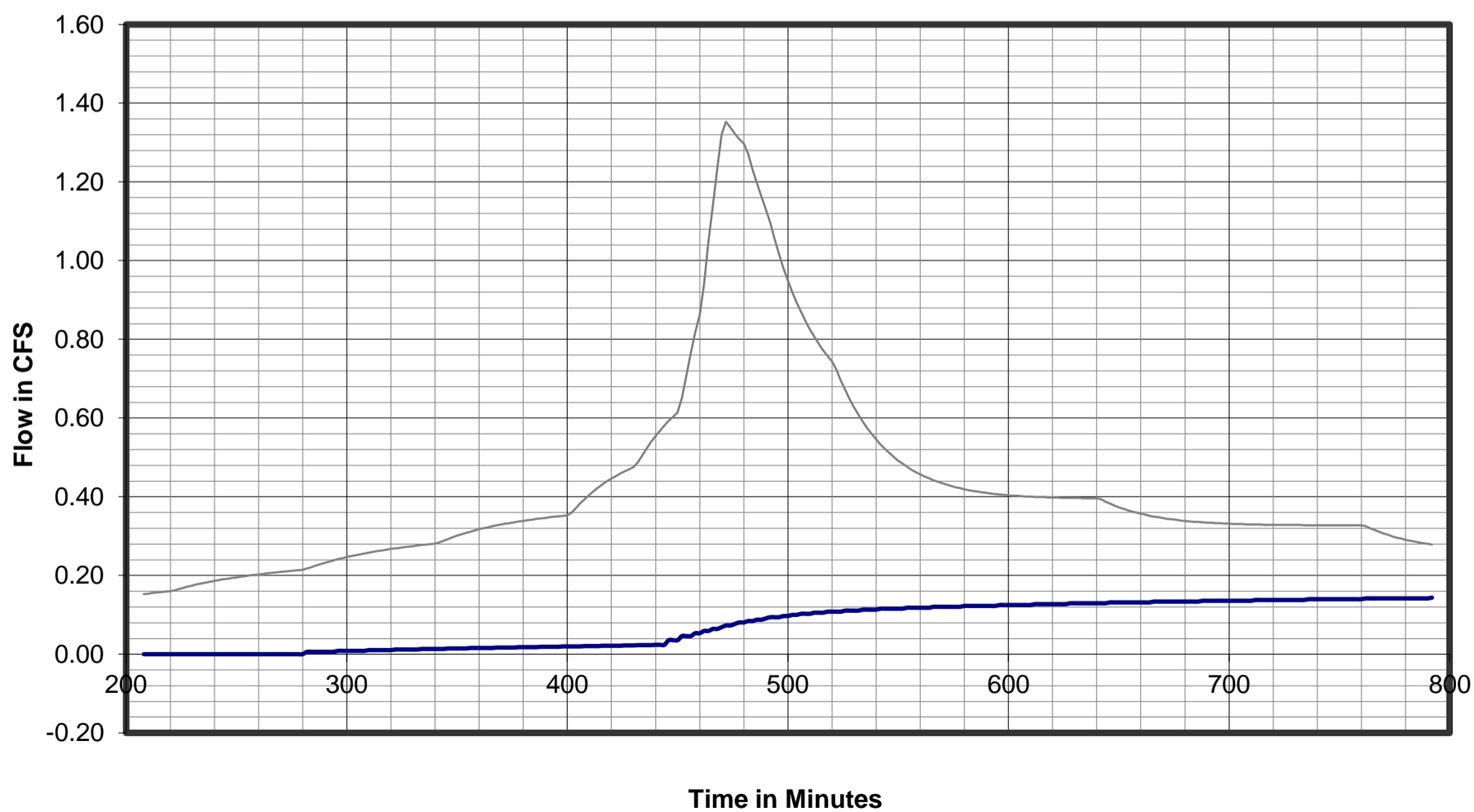
INFLOW HYDROGRAPH

Hydrograph Data:		Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Onsite Area + ROW Area =	142553	142553 SF		Pervious Area:	Area = 0 SF
Onsite Area + ROW Area =	3.27	3.27 acres		Area =	0.00 acres
Pt =	2.5	2.5 inches		CN =	98
dt =	2	2 min		S =	0.20
Tc =	30	24 min		0.2S =	0.04
w =	0.032258	0.04 Rout. Con.			
Hydrograph Results:				POST-DEVELOPED	Impervious Area:
Pre-Developed Peak Runoff:	0.313 cfs			Pervious Area:	Area = 107909 SF
Pre Developed Total Volume:	9130.6 CF			Area =	2.4772 acres
				CN =	98
				S =	0.20
				0.2S =	0.04
Post-Developed Peak Runoff:	1.35 cfs				
Post Developed Total Volume:	23738.4 CF				

POND ROUTING

Pond Data:		Outlet Data:			
Bottom Length	90.0 FT	Orif1 A =	0.01 sq. ft.	Broad Crested	
Bottom Width	40.0 FT	Orif1 E =	0	Weir1 L =	
Side Slope	3 Horizontal: 1 Vertical	Dia 1 =	0.96 inches	Weir1 E =	
Bottom Area	3600 SF				
Depth of Effective Side Perc	0 FT	Orif2 A =	0.01 sq. ft.	Rectangular	
Soil Media Depth	1.5 FT	Orif2 E =	0.83	Weir2 L =	
Gravel Layer Depth	0 FT	Dia 2 =	1.65 inches	Weir2 E =	
Soil Media porosity	25%				
Gravel Layer porosity	40%	Orif3 A =	0.00 sq. ft.		
Infiltration Rate	0 in/hr	Orif3 E =			
Infli Safety Factor	2	Dia 3 =			
				Routing Results:	
				MAX STORAGE =	15193.4
				MAX OUTLET =	0.157
				MAX Infiltration =	0.000
				MAX Bypass =	0.157
				MAX Depth =	2.85

BioCell Inflow/Outflow Hydrograph





STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 2/9/24
 Basin: BASIN
 Event: 10 yr

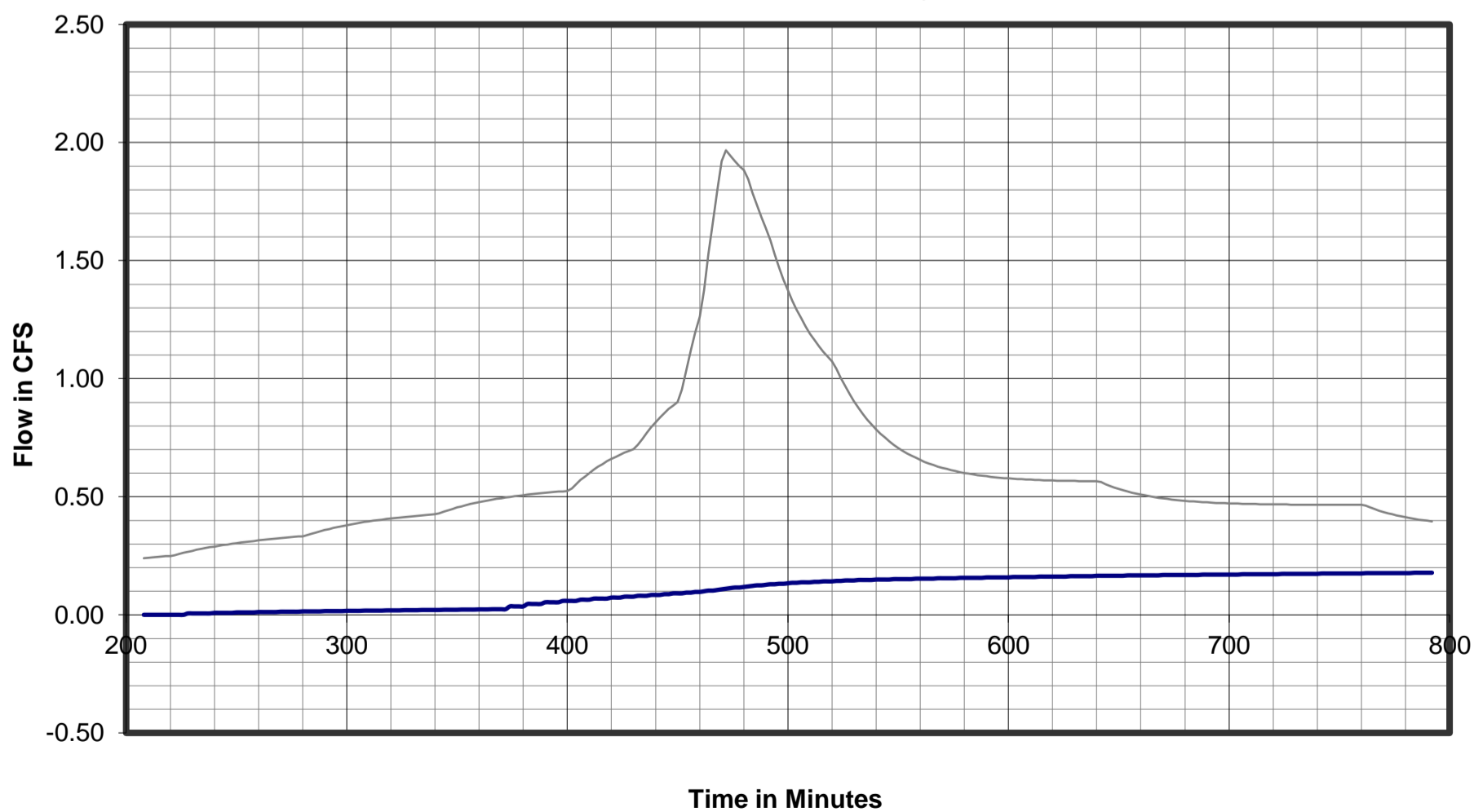
INFLOW HYDROGRAPH

Hydrograph Data:	Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Onsite Area + ROW Area =	142553	142553 SF	Pervious Area:	Area = 0 SF
Onsite Area + ROW Area =	3.27	3.27 acres	Area = 3.27 acres	Area = 0.0000 acres
Pt =	3.45	3.45 inches	CN = 78	CN = 98
dt =	2	2 min	S = 2.82	S = 0.20
Tc =	30	24 min	0.2S = 0.56	0.2S = 0.04
w = 0.032258		0.04 Rout. Con.		
Hydrograph Results:			POST-DEVELOPED	Impervious Area:
Pre-Developed Peak Runoff:	0.723 cfs		Pervious Area:	Area = 107909 SF
Pre Developed Total Volume:	16967.9 CF		Area = 0.7953 acres	Area = 2.4772 acres
			CN = 86	CN = 98
			S = 1.63	S = 0.20
Post-Developed Peak Runoff:	1.97 cfs		0.2S = 0.33	0.2S = 0.04
Post Developed Total Volume:	34474.5 CF			

POND ROUTING

Pond Data:		Outlet Data:	
Bottom Length	90.0 FT	Orif1 A =	0.01 sq. ft. Broad Crested
Bottom Width	40.0 FT	Orif1 E =	0 Weir1 L = feet
Side Slope	3 Horizontal: 1 Vertical	Dia 1 =	0.96 inches Weir1 E =
Bottom Area	3600 SF		
Depth of Effective Side Perc	0 FT	Orif2 A =	0.01 sq. ft. Rectangular
Soil Media Depth	1.5 FT	Orif2 E =	0.83 Weir2 L = 3 feet
Gravel Layer Depth	0 FT	Dia 2 =	1.65 inches Weir2 E = 3.5
Soil Media porosity	25%		
Gravel Layer porosity	40%	Orif3 A =	0.00 sq. ft.
Infiltration Rate	0 in/hr	Orif3 E =	
Infli Safety Factor	2	Dia 3 =	inches
			Routing Results:
			MAX STORAGE = 19943.7
			MAX OUTLET = 0.464
			MAX Infiltration = 0.000
			MAX Bypass = 0.464
			MAX Depth = 3.600

BioCell Inflow/Outflow Hydrograph





STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 2/9/24
 Basin: BASIN
 Event: 25 yr

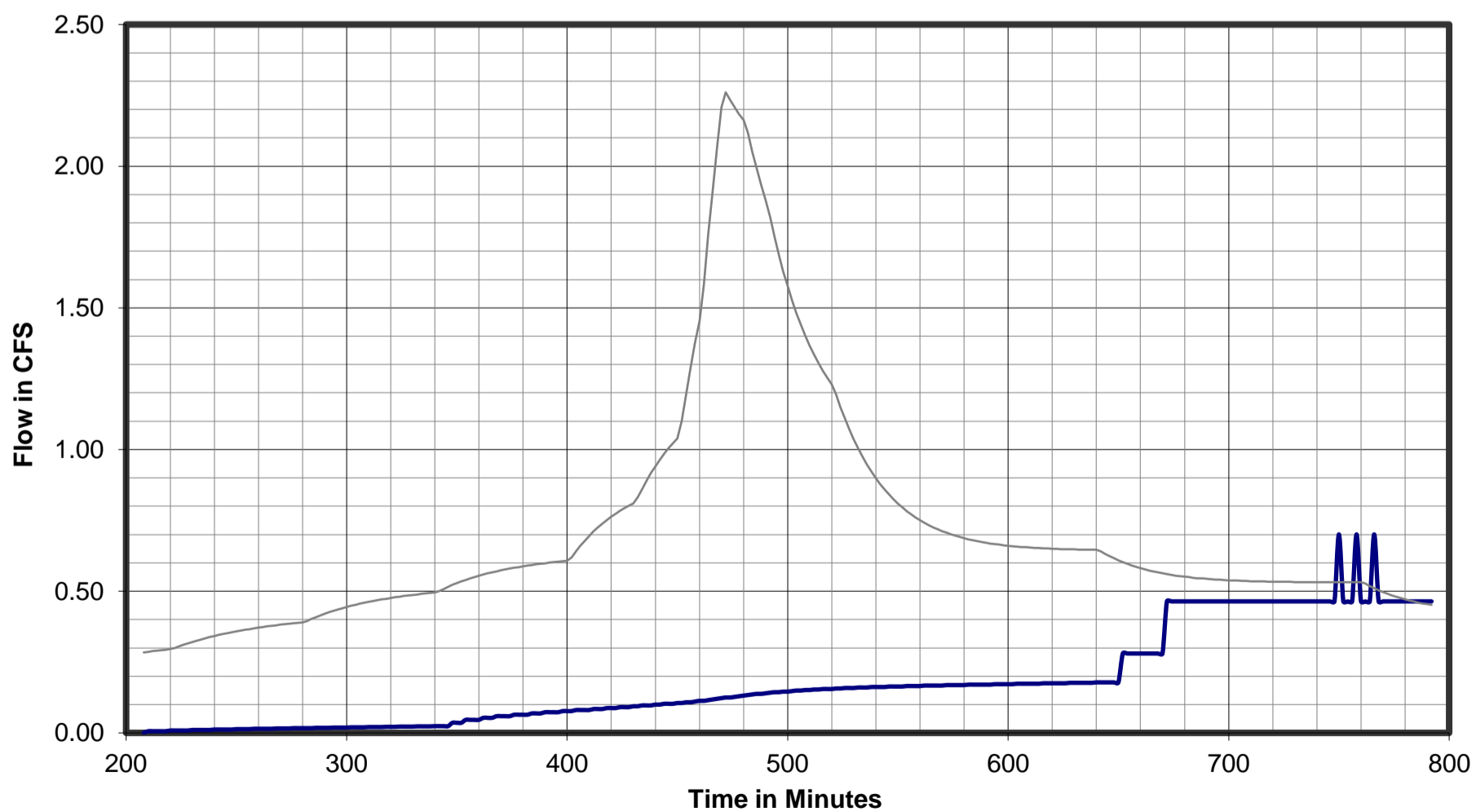
INFLOW HYDROGRAPH

Hydrograph Data:	Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Onsite Area + Offsite Area =	142553	142553 SF	Pervious Area:	Area = 0 SF
Onsite Area + Offsite Area =	3.27	3.27 acres	Area = 3.2726 acres	Area = 0.0000 acres
Pt =	3.9	3.9 inches	CN = 78	CN = 98
dt =	2	2 min	S = 2.82	S = 0.20
Tc =	30	24 min	0.2S = 0.56	0.2S = 0.04
w =	0.032258	0.04 Rout. Con.		
Hydrograph Results:			POST-DEVELOPED	Impervious Area:
Pre-Developed Peak Runoff:	0.943 cfs		Pervious Area:	Area = 107909 SF
Pre Developed Total Volume:	21035.6 CF		Area = 0.7953 acres	Area = 2.4772 acres
			CN = 86	CN = 98
			S = 1.63	S = 0.20
Post-Developed Peak Runoff:	2.26 cfs		0.2S = 0.33	0.2S = 0.04
Post Developed Total Volume:	39617.4 CF			

POND ROUTING

Pond Data:		Outlet Data:	
Bottom Length	90.0 FT	Orif1 A =	0.01 sq. ft. Broad Crested
Bottom Width	40.0 FT	Orif1 E =	0 Weir1 L = feet
Side Slope	3 Horizontal: 1 Vertical	Dia 1 =	0.96 inches Weir1 E =
Bottom Area	3600 SF		
Depth of Effective Side Perc	0 FT	Orif2 A =	0.01 sq. ft. Rectangular
Soil Media Depth	1.5 FT	Orif2 E =	0.83 Weir2 L = 3 feet
Gravel Layer Depth	0 FT	Dia 2 =	1.65 inches Weir2 E = 3.5
Soil Media porosity	25%		
Gravel Layer porosity	40%	Orif3 A =	0.00 sq. ft.
Infiltration Rate	0 in/hr	Orif3 E =	
Infli Safety Factor	2	Dia 3 =	inches
			Routing Results:
			MAX STORAGE = 20289.2
			MAX OUTLET = 0.701
			MAX Infiltration = 0.000
			MAX Bypass = 0.701
			MAX Depth = 3.650

BioCell Inflow/Outflow Hydrograph





STORAGE ROUTING

Project: UH Cornelius
 Project Number: 23836
 Date: 2/9/24
 Basin: BASIN
 Event: 100 yr

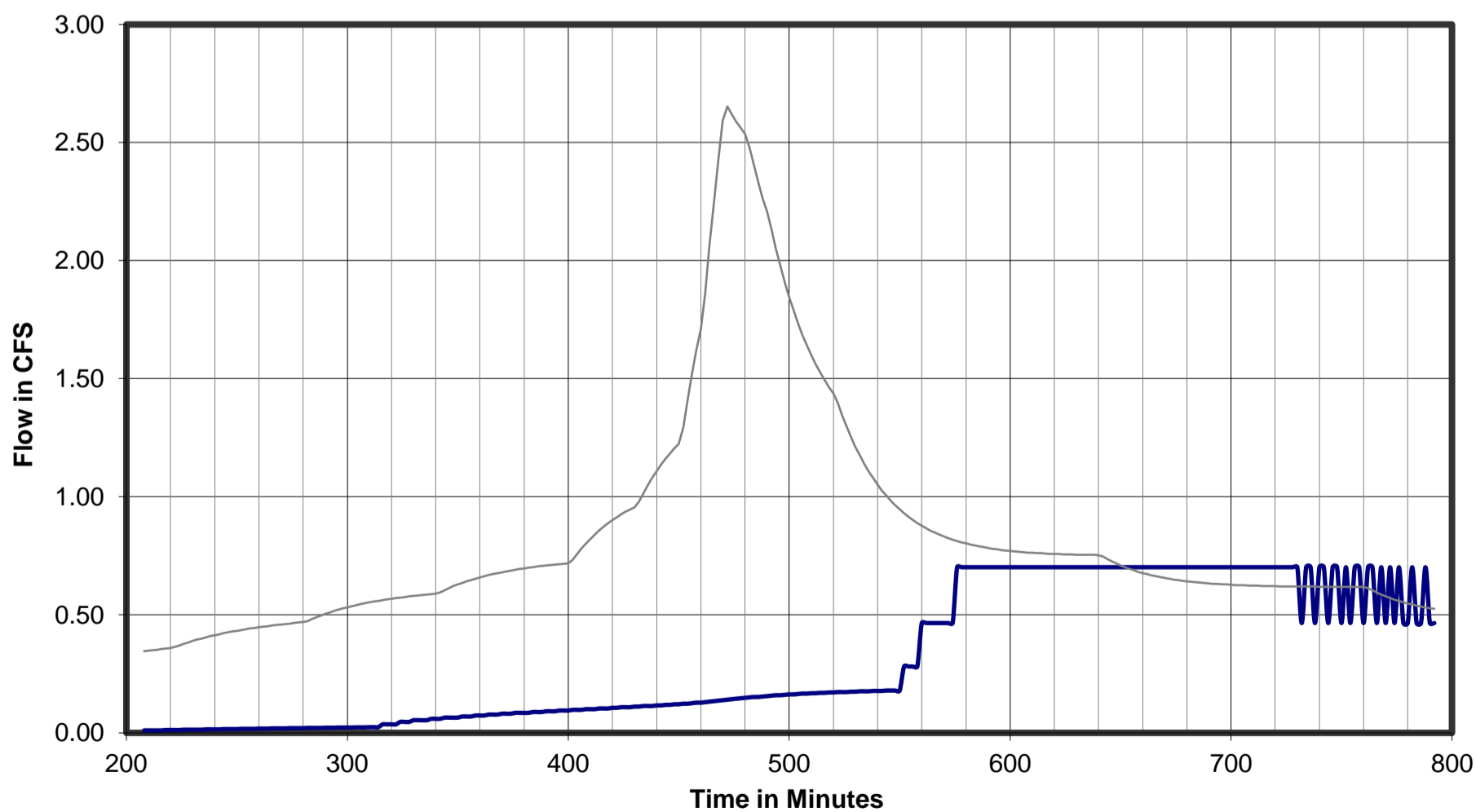
INFLOW HYDROGRAPH

Hydrograph Data:		Pre-	Post-	PRE-DEVELOPED	Impervious Area:
Onsite Area + Offsite Area =	142553	142553 SF		Pervious Area:	Area = 0 SF
Onsite Area + Offsite Area =	3.27	3.27 acres		Area = 3.27 acres	Area = 0.0000 acres
Pt =	4.5	4.5 inches		CN = 78	CN = 98
dt =	2	2 min		S = 2.82	S = 0.20
Tc =	30	24 min		0.2S = 0.56	0.2S = 0.04
w =	0.032258	0.04 Rout. Con.			
Hydrograph Results:				POST-DEVELOPED	Impervious Area:
Pre-Developed Peak Runoff:	1.252 cfs			Pervious Area:	Area = 107909 SF
Pre Developed Total Volume:	26709.6 CF			Area = 0.7953 acres	Area = 2.4772 acres
				CN = 86	CN = 98
				S = 1.63	S = 0.20
Post-Developed Peak Runoff:	2.653 cfs			0.2S = 0.33	0.2S = 0.04
Post Developed Total Volume:	46511.9 CF				

POND ROUTING

Pond Data:		Outlet Data:		
Bottom Length	90.0 FT	Orif1 A =	0.01 sq. ft.	Broad Crested
Bottom Width	40.0 FT	Orif1 E =	0	Weir1 L =
Side Slope	3 Horizontal: 1 Vertical	Dia 1 =	0.97 inches	Weir1 E =
Bottom Area	3600 SF			
Depth of Effective Side Perc	0 FT	Orif2 A =	0.01 sq. ft.	Rectangular
Soil Media Depth	1.5 FT	Orif2 E =	0.83	Weir2 L = 3 feet
Gravel Layer Depth	0 FT	Dia 2 =	1.65 inches	Weir2 E = 3.5
Soil Media porosity	25%			
Gravel Layer porosity	40%	Orif3 A =	0.00 sq. ft.	
Infiltration Rate	0 in/hr	Orif3 E =		Routing Results:
Infli Safety Factor	2	Dia 3 =		MAX STORAGE = 20556.7
				MAX OUTLET = 0.702
				MAX Infiltration = 0.000
				MAX Bypass = 0.702
				MAX Depth = 3.650

BioCell Inflow/Outflow Hydrograph



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Exhibit “E”



**CONDITIONAL USE PERMIT
TYPE II ADMINISTRATIVE REVIEW**

CUP-01-23

Date: June 14, 2023

Request: Type II Conditional Use Permit (CUP-01-23) to authorize the outdoor storage and display of U-Haul rental equipment upon a Highway Commercial (C-2) zoned lot.

Applicant: Shannon Marvin, MCP

Owner: Mary Delfs & Kathleen Hogan

Location: 2962 Baseline Street, Cornelius, OR 97113

Legal: Tax Lot ID No. 1N3034DD07700 & 1N3034DD07900

Zoning: Highway Commercial, C-2

Criteria: CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2) & Chapter 18.105 Conditional Use Permit.

Process: Approval of a Type II Conditional Use Permit shall be processed as a Type II administrative review, with a decision made by the Community Development Director in accordance with Chapter 18.105 of the Cornelius Municipal Code (CMC). The final decision and supporting findings shall be forwarded to the applicant and affected parties who submitted comments. The notice of decision shall indicate the date of final action, conditions attached, if any, and the right of appeal pursuant to CMC Section 18.15.090.

Applicable review criterial:

- Chapters 18.10 & 18.15 (Application & Review Procedures)
- Chapter 18.45 (Highway Commercial, C-2)
- Chapter 18.105 (Conditional Use Permit)

Basic Facts and Background:

- The subject site is currently partially developed older commercial building that is commonly known as 'Murphy's Furniture'.
- The building is addressed as 2962 Baseline Street.

- The site consists of two tax lots:
 - 1N3034DD07700 is approximately 2.53 acres in size and it mainly undeveloped.
 - 1N3034DD07900, is approximately 0.43 acres in size and it is developed with the furniture store building.
- The applicant is proposing outdoor storage and display of rental equipment associated with U-Haul.
- On May 11, 2023 the application (Exhibit “A”) was submitted and it was deemed complete on May 17, 2023.
- On May 19, 2023 a 20-day public notice of the proposal was mailed to property owners within 250’ of the site and agencies, Exhibit “B”.
- The public notice ended on June 9th and no public comments were submitted for the record.

Findings: The property is located within the Highway Commercial, (C-2) zoning district of Cornelius. The site consists of two tax lots that total approximately 2.96 acres in size. The site abuts a Low-Density Residential, R-7 zone to the north and east. The properties to the west, south and east are Highway Commercial, (C-2) zoned.

The truck and equipment rentals are proposed to be stored outside. Per CMC 18.45.030(A), Conditional Use Permitted, *“Outdoor storage and/or display of merchandise, materials, goods, and equipment, or any other outdoor activity, subject to a Type II review if the outdoor activity complies with principally permitted uses within the zone, otherwise a Type III review is required.”* The applicant submitted a Type II Conditional Use Permit application (CUP-01-23).

Conditional Use Permit, Chapter 18.105.030.B., Approval Criteria:

1. *The proposed development will comply with the Comprehensive Plan.*

Findings: The subject parcel is designated on the Comprehensive Plan as Commercial. The City Zoning Map designates the parcel as Highway Commercial (C-2). In Chapter V (Economic Development) of the Comprehensive Plan includes policy statements that support and promote continued commercial activity and diversification.

To highlight the sections of the Comprehensive plan, staff provides the following findings:

- Chapter 1 Citizen Involvement; the applicant has provided adequate public notice and held the required neighborhood meeting prior to this application submittal.
- Chapter 2 Urbanization; the proposal will not impact population growth statistics within the region.
- Chapter 3 Land Use; the proposed use (portion of) is specifically identified within CMC Section 18.45.020(A) as a retail use, which is permitted outright. The proposed use is also identified within CMC Section 18.45.030 (A) as uses that require conditional use permit

approval. The retail and servicing aspect of the proposed use are permitted outright, while the outdoor storage and display requires conditional use permit review.

- Chapter 4 Housing; the proposal does not impact housing needs within the City.
- Chapter 5 Economic Development; the applicant describes that the proposal will benefit the city with additional jobs, tax revenue, and spending. The proposal is complementary to nearby businesses and residential areas as the rental equipment will assist business and residents to move items in and out of the City.
- Chapter 6 Natural and Cultural Resources; the applicant has obtained an approved Pre-Screening Site Assessment from, signed by the City Engineer. In the future, when new development is proposed an approved service provider letter will be required by Clean Water Services. The site is not located upon a Local Wetland Inventory Map. Therefore, there are no known impacts to any natural resources.
- Chapter 7 Public Facilities and Services; no new development is proposed with this application. In the future, if redevelopment of the site occurs, it will include the addition of public infrastructure along the frontage of the site. The development will be required to connect and be served by city services.
- Chapter 8 Transportation System Plan; no new development is proposed with this application. In the future when redevelopment occurs the proposed project will need to comply with the adopted City Transportation System Plan.

This proposed use represents a highly diversified business with consumers who are looking for specific moving equipment and services. The operation will also support local employment and other area commercial businesses. The applicant is not proposing a change in zoning or an amendment to the Comprehensive Plan to accommodate the proposed use.

Conclusion: Based upon the findings above, staff concludes this criterion is met.

2. The applicable requirements of the zoning district are satisfied; and

Findings: The subject property is zoned Highway Commercial (C-2). Through DR-34-23, the applicant received Type I Site Design review approval for a ‘change of use’ within a portion of the building, from a furniture store to retail and rental services for U-Haul. The applicant anticipates redeveloping the site. For redevelopment of the site a Type III Site Design Review application will be necessary, as well as a Type III Conditional Use Permit for a ‘Indoor mini-storage facility’ as identified via CMC 18.45.030(K), as discussed with the applicant.

In the meantime, the applicant has indicated that parking of rental equipment will be located on the existing paved areas of the site, which is acceptable. The future display and outdoor storage areas will need to comply with the CMC standards, which will be designated/designed as part of the future Type III Site Design Review, however; no new Conditional Use Permit is needed for any outdoor storage component of the redevelopment.

Conclusions: Based upon the findings above, staff concludes this criterion can be met with conditions of approval.

- 3. That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood.*

Findings: The applicant has submitted a narrative statement and site plan, as shown in Exhibit, “A”. The site currently has its primary access from Baseline Street, which is an Oregon Department of Transportation (ODOT) facility.

With this Type II Conditional Use Permit, CUP-01-23, no on-site improvements area proposed. Outdoor storage/displays are limited to the existing improved areas of the site.

The outdoor areas will be used to display trucks and equipment typically associated with U-Haul, a moving rental company. The display area is near Baseline Street and N 29th Avenue. The conceptual plans as part of Exhibit “A” also show the future outdoor storage and display areas. The residential areas to the north are separated by an easement area. Thus, there appears to be minimal impacts to the nearby residences. A condition of approval shall limit the outdoor display of equipment and merchandise to the areas within the submitted site plan of CUP-01-23. Should a redevelopment of the site position the outdoor storage elsewhere on the site, the applicant would need to add a CUP modification to move the outdoor storage to another location on the site.

No formal written comments regarding this Conditional Use Permit application, CUP-01-23 have been submitted. Staff does note that one neighbor asked questions in the planning office, regarding traffic speeds along N 29th Avenue. He asked if the applicant could install ‘reader speed signs’. Staff advised his that the installation of speed signs could not be required as part of this application.

Conclusions: Based upon the findings above, staff concludes this criterion can be met.

- 4. The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*

Findings: The applicant is requesting conditional use approval for outdoor storage and display of merchandise, which is moving equipment associated with U-Haul. Staff finds that the proposed use will further enhance a growing commercial agricultural corridor and may meet the needs of residents as they move into the remaining phases of the Laurel Woods Subdivision. The proposal is consistent with Goal 5 (Economic Development) of the Comprehensive Plan, in the fact that the business will diversify the City’s breadth of retail uses. The business will also add employment and revenue opportunities to the City’s economic base.

Conclusions: Staff concludes that the proposed outdoor storage and display of U-Haul equipment will be reasonably compatible with and have a minimum impact on the livability and development of surrounding properties with the following conditions.

Decision and Conditions of Approval: Based upon the facts, findings, and conclusions presented in the staff report the Community Development Director conditionally approves CUP-01-23, subject to the following conditions:

1. The proposed outdoor display and storage of equipment shall only be for U-Haul, as part of an approved on-site retail/rental facility.

2. The outdoor display of equipment and merchandise shall be within areas of the approved site plan CUP-01-23. If redevelopment of the site requires relocation of the outdoor storage a Modification of the CUP may be necessary.
3. The Community Development Director is authorized to suspend or revoke any permit if there is probable cause to believe that the conditions of the permit or any provisions of this ordinance have been violated or that the use is causing a nuisance to the public or surrounding properties. In any case where the Community Development Director finds a serious danger to the public health or safety, the Community Development Director may suspend the permit without a hearing. In all other cases, the applicant may appeal the Community Development Director's decision of revocation per the applicable Sections of the City Code.

Effective date of decision: June 14, 2023



Barbara Fryer, AICP, Community Development Director

Exhibits: “A” Applicant's submittal
 “B” Affidavit of Mailing - Public Notice

Exhibit “A”

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	_____

APPLICATION TYPE

Type I – administrative review without public notice

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Design Review I | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat | <input type="checkbox"/> Subdivision—Final Plat | |
| <input type="checkbox"/> Other please describe: _____ | | |

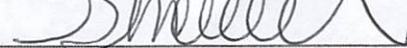
Type II – administrative review with public notice

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other please describe: _____ | | |

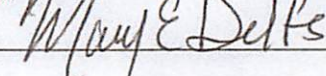
Type III – public hearing(s) required with public notice

- | | | |
|---|---|---|
| <input type="checkbox"/> Design Review III | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> ROW/Easement Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other please describe: _____ | | |

APPLICANT INFORMATION

Name: Shannon Marvin, MCP Signature: 
Mail Address: 2727 N Central Avenue Phoenix AZ 85004
Phone: 541-279-0552 Fax: 602-277-5824 E-mail: shannon_marvin@uhaul.com

PROPERTY OWNER INFORMATION

Name: Mary Delfs Signature: 
Mail Address: 2962 Baseline
Phone: 503-640-1124 Fax: 503-640-9093 E-mail: info@murphysfurniture.net

SUBJECT SITE INFORMATION

Property Address: 2962 E Baseline Rd Cornelius OR 97113
Map & Tax Lot Number(s): R2032354, R755837
Current Zoning: C-2 Total Size of Site: +/-2.9 acres
Existing Use: Furniture Store
Proposed Use: Retail showroom, dispatch office and truck & trailer sharing service

Community Development

Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113

www.ci.cornelius.or.us

Written Narrative Requirements

- X A. **Checklist:** Please provide one completed and signed copy of this checklist.
- X B. **Description of proposal:** Please describe the existing conditions on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of parcels created. Provide findings verifying that the intended use is allowed by the City's *Development Code*.
- X C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies that the proposal meets the approval criteria identified below:
- Conditional Use Permit, Section 18.105.030(B) of the Development Code.
1. *The proposal conforms with the City's Comprehensive Plan;*
 2. *The applicable requirements of the zoning district are satisfied;
and*
 3. *That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;*
 4. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*
- X D. Please provide the hours of operation, total number of employees, and maximum number of employees per shift.

X

E. **Site Analysis Information:**

1. Existing building area:	<u>4,58</u>	sq. ft.
Proposed building addition or subtraction:	<u>None</u>	sq. ft.
2. Existing building height:	<u>22</u>	ft.
Proposed building height:	<u>22</u>	ft.
3. Existing parking area:	<u>+/-1,500</u>	sq. ft.
Existing number of parking spaces:	<u>17 spaces</u>	# sp.
Proposed parking addition or subtraction:	<u>None</u>	sq. ft.
Proposed number of parking spaces:	<u>17 spaces</u>	# sp.
Proposed use:	<u>Retail</u>	
Parking requirement:	<u>17 spaces</u>	
4. Existing landscaped area:	<u>+/-29,000</u>	sq. ft.
Percentage of site:	<u>+/-23</u>	%
Proposed landscape addition or subtraction:	<u>None</u>	sq. ft.
Percentage of site:	<u>+/-23</u>	%

N/A

F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

N/A

G. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*)

- 1. A copy of the notice sent to surrounding property owners.
- 2. A copy of the mailing list used to send out meeting notices.
- 3. An affidavit of mailing.
- 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

Plan Requirements

All plans, except architectural renderings, elevations or both, shall be presented at a minimum of 1" = 20'. Architectural elevations may be presented at an architectural scale. Each of the following plans and drawings shall be submitted on 24" x 36" (maximum size) separate sheets. Please also include one (1) full set of plans that is 8 1/2" x 11" in size. Please include all of the following information for each plan.

 X A. **Existing Conditions Plan:**

- _____ 1. North arrow, scale and date of plan.
- _____ 2. Vicinity map.
- _____ 3. The entire lot(s), including area and property lines dimensioned.
- _____ 4. Points of existing access, interior streets, driveways, and parking areas.
- _____ 5. Location of all existing buildings and structures.
- _____ 6. Existing right-of-way and improvements.
- _____ 7. Dimension from centerline to edge of existing right-of-way.
- _____ 8. Existing topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- _____ 9. Surrounding development and conditions within 100-ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
- _____ 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- _____ 11. Sensitive areas, as defined by the Clean Water Services (CWS) standards.
- _____ 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings and streams. *Wetlands must be professionally delineated.*

 X B. **Dimensioned Site Plan:**

- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Proposed land uses including housing densities and the location of buildings and structures. Building and structures include refuse storage locations, pedestrian and bike paths, or both, swimming pools, tennis courts, and tax lots.

- _____ 5. Proposed right-of-way, dedications and improvements.
- _____ 6. Dimension from centerline to edge of proposed right-of-way.
- _____ 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- _____ 8. Location of storm water quality and detention facilities, or both.
- _____ 9. Boundaries of development phases, if applicable.
- _____ 10. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*
- _____ 12. Topographical information (2 ft. contour lines) of existing and proposed grades on-site and for surrounding properties within 100 ft. of the subject property.
- _____ 13. Location and schematic massing of proposed buffering, screening, and landscaped areas.
- _____ 14. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.

N/A C. **Architectural Renderings, Elevations, or both:** Please provide information which identifies the general character of the buildings and structures by indicating dimensions, materials, colors, and textures proposed. This includes buildings, retaining walls, refuse storage facilities, play structures, accessory facilities, and fences.

N/A D. **Sensitive Area Pre-Screening or Service Provider Letter:** Please provide a completed and signed Pre-Screening or CWS Service Provider Letter.

I have provided the items required in this submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

Zulema Longoria
Signature

05-11-23
Date

Zulema Longoria, Planner
Print Name

602-263-6555
Telephone Number



2727 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 263-6555 • FAX: (602) 277-5824 •

**Type II - CUP Criteria
for
U-Haul Truck/Trailer Sharing Service**

Approval Criteria Findings: 2962 E Baseline Street Cornelius OR 97113

1. The proposed development will comply with the comprehensive plan.

Our uses are consistent with the policy and purpose of the Comprehensive Plan, as the intent is to “provide for and encourage the development of grouped retail sales and service establishments”. Through redevelopment practices like this one, we will be in line with the city’s economic goals to expand, retain, and revitalize quality commercial developments.

2. The applicable requirements of the zoning district are satisfied.

The site, as presently zoned, limits the possibility of future redevelopment, proving disadvantageous to both prospective businesses and the township. By conditionally rezoning the property, it will continue to be utilized in accordance with the general purpose of the Comprehensive Plan but will also attract a more diverse redevelopment of the site. Through redevelopment practices like this one, we will be in line with the city’s economic goals to expand, retain, and revitalize quality commercial developments.

3. That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood.

Since this is a redevelopment of an existing store, it will not alter the essential character of the locality. Through adaptive reuse, we have a minimum impact on the livability of the community. U-Haul will benefit the properties in the vicinity by revitalizing and uplifting the existing store while enhancing the property values of the neighborhood.

4. The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.

We believe that the granting of the proposal will provide for a facility that is consistent with the overall needs of the city. By converting the building through adaptive reuse, the proposed

redevelopment will allow U-Haul to better serve the storage needs of the community, increase business, and enhance surrounding property values. We are continuing a long and proud history of revitalizing commercial and industrial properties and have been met with great success in turning these properties into productive businesses and providing jobs. The approval of the use permit favors the redevelopment of this property.



2727 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 263-6555 • FAX: (602) 277-5824 •

Description of Proposal

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Cornelius participation and counseling in regards to Type I and Type II applications for the property located at 2962 E Baseline Street. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 2.9-acre property is located at 2962 E Baseline Street. U-Haul is proposing an adaptive reuse of the existing Murphy Furniture Store (+/-4,400 SF) by converting it into a U-Haul retail showroom and dispatch office. Our uses also consist of U-Haul truck and trailer sharing, and related retail sales. The interior of the building will be retrofitted to house a retail showroom and dispatch office. This infill development will allow U-Haul to better serve the storage needs of the community.

A separate application will be submitted for the future development of the proposed indoor self-storage store and is not a part of this review or application.

Type I Design Review:

The first part of this proposal is to request approval of a Type I Design review to repurpose the existing Murphy Furniture Retail Store into a showroom, and dispatch office. This is a tenant improvement, and no changes are planned for the rest of the site. These proposed renovations will take place entirely inside the existing structure without expanding the current footprint.

This property is currently zoned C-2 (Highway Commercial), and a showroom and dispatch office are permitted for general retail uses.

Type II Design Review:

The second part of this proposal is to request approval of a Type II Design Review for the conditional use for the outdoor shunting/staging area of trucks, vans, and trailer rentals.

The property is currently zoned C-2 (Highway Commercial), and the use of automobile, truck, and trailer rentals are permitted within an enclosed structure. Since our equipment is not in an enclosed structure, we are subject to a Type II conditional use permit for the outdoor storage and/or display of merchandise, materials, goods, and equipment, or any other outdoor activity. This process is allowed because our proposed use complies with the principally permitted use within the zone.

Proposed Operations:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time.

- **Truck & Trailer Sharing Service:** U-Haul stores provide truck and trailer sharing for household moving, either in-town or across country.
- **Showroom and Retail:** Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape, and sustainable packing materials.
- **Dispatch and Retail Office:** Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

- **Hours of Operation:**

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

Security Features:

- “State-of-the-Art” Burglar/Max Alarm System, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells, and main showroom.
- Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use.
- 24 Hour Digital, HD Video Surveillance, with remote & web base viewing
- 16+ Color/ HD, Day, and Night Cameras, will display facilities interior, exterior and elevator.

Traffic Study:

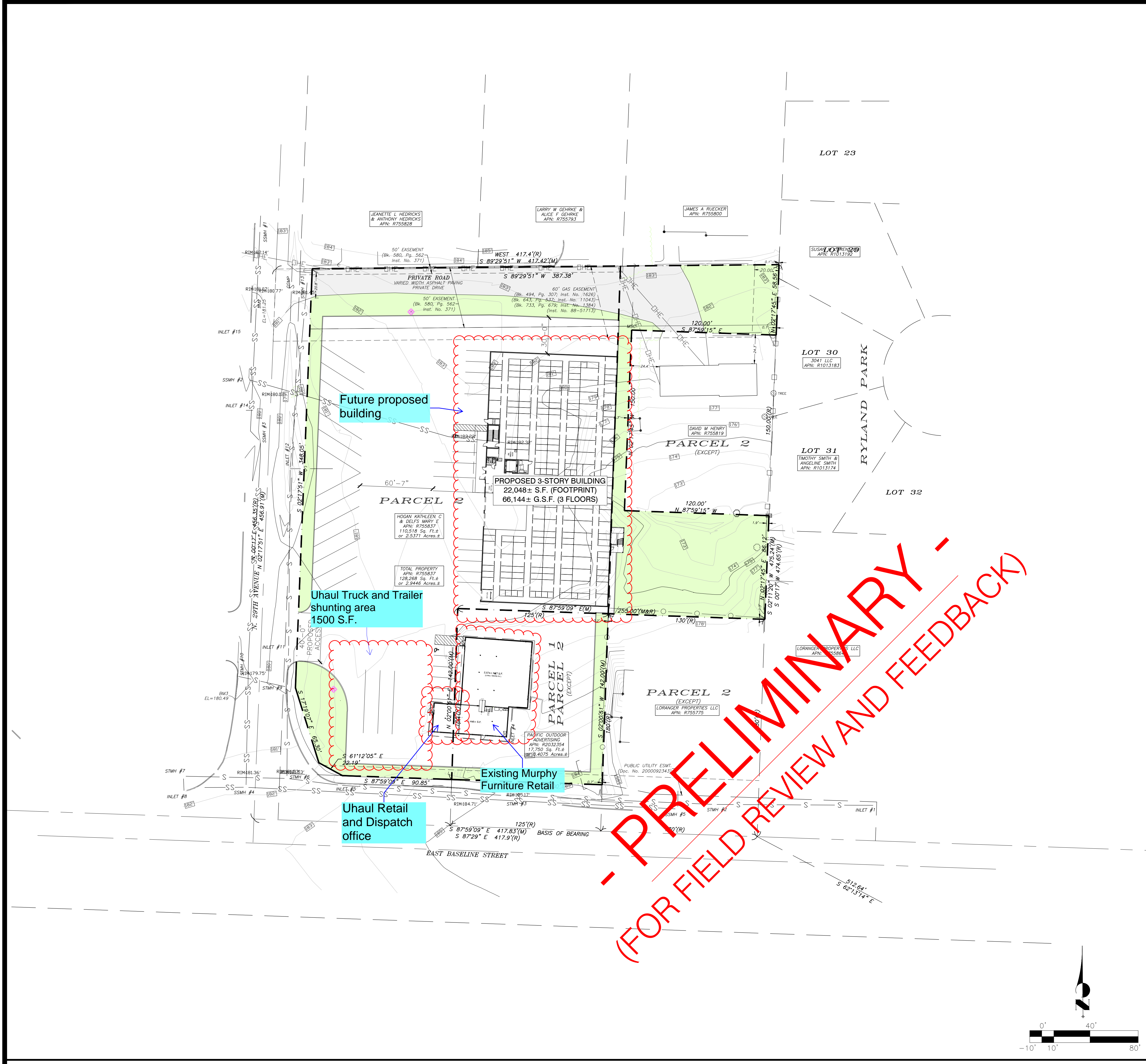
- U-Haul generates far less vehicular traffic volume while still embodying an active-use site. Self-storage represents a dynamic transition from one customer to another. DIY moving customers are presented with opportunities to utilize storage on a temporary basis. This helps to support a shared economy which is an effective economic model and an environmentally sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Cornelius.

Sincerely,

AMERCO Real Estate
 2727 N Central Avenue
 Phoenix, AZ 85004



SITE SCALE: NTS

ZONING INFORMATION:

PROJECT NAME: U-HAUL OF CORNELIUS

MUNICIPALITY: CITY OF CORNELIUS

PROJECT ADDRESS: 2962 E BASELINE STREET
CORNELIUS, OR 97113

SITE ACRE / LAND AREA: 2.96 ACRES

ZONE: C-2 (HIGHWAY COMMERCIAL)

ABUTTING ZONING DISTRICT:

N - R-7
S - C-2
E - C-2
W - C-2

USES:

VEHICLE RENTAL - PERMITTED
EQUIPMENT RENTAL - PERMITTED
SELF-STORAGE - CUP
MINI STORAGE - CUP
WAREHOUSING - CUP
RETAIL - PERMITTED
RV / VEHICLE STORAGE - NOT LISTED

BULK REQUIREMENTS:

SETBACKS:
FRONT YARD: 10 FT (MINIMUM)
SIDE YARD: ABUTTING RESIDENTIAL - 5 FT.
REAR YARD: ABUTTING PUBLIC STREET - 10 FT.
ABUTTING RESIDENTIAL - 5 FT.
ABUTTING PUBLIC STREET - 10 FT.

FAR: NONE

LOT COVERAGE: NONE

HEIGHT LIMIT: 35 FT - UNLESS APPROVED BY PLANNING COMMISSION

PARKING:
GENERAL RETAIL - 3.7 SP/1,000 SF (MIN) AND 5.1 SP/1,000 SF (MAX)
SELF STORAGE - 1 SP / 5,000 SF FOR UP TO 20,000 SF, THEN 1 SP / 20,000 SF.
REQUIRED = 17 SPACES / PROVIDED = 17 SPACES (NOT INCL. DISPLAY)

LANDSCAPING:
SETBACK: 5 FT (MIN)

PROPOSED MIX												
LOCKER SIZE	INTERIOR						TOTAL					
	1st Flr	SO. FT.	%	2nd Flr	SO. FT.	%	3rd Flr	SO. FT.	%			
5 x 5	22	550	4%	27	675	4%	26	650	4%	75	1,875	4%
5 x 10	90	4,500	32%	74	3,700	25%	82	4,100	26%	246	12,300	27%
7 x 10	2	140	1%	1	70	0%	1	70	1%	5	350	1%
10 x 8	1	80	1%	3	240	2%	1	80	1%	5	400	1%
10 x 10	66	6,600	46%	49	4,900	34%	57	5,700	36%	172	17,200	39%
10 x 15	16	2,400	17%	34	5,100	35%	34	5,100	32%	84	12,600	28%
TOTAL	197	14,270	100%	188	14,685	100%	202	15,770	100%	587	44,725	100%

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF CORNELIUS
2962 E BASELINE ST
CORNELIUS, OR 97113

SHEET CONTENTS:
PROPOSED SITE PLAN

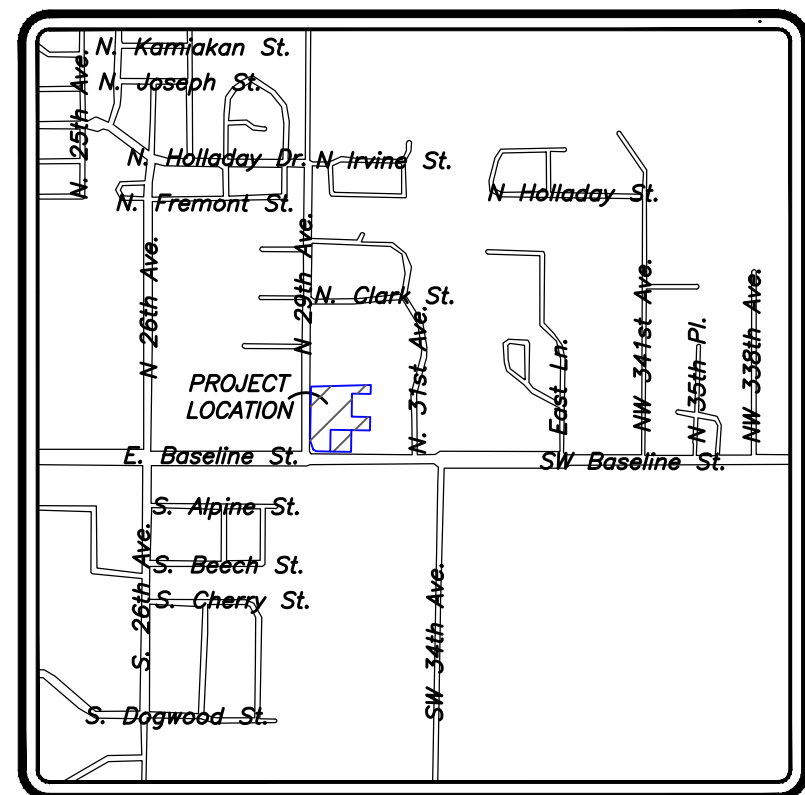
704073

DRAWN: AS
CHECKED: -
DATE: 04/17/23

704073 A1B

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PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION, FOR INFORMATION ONLY



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- The Subject Property has direct ingress and egress to East Baseline Street and North 29th Avenue, which is are paved, public right-of-ways.
- The basis of bearings for the purposes of this survey is Oregon State Plane Coordinates, Oregon North Zone, NAD83, GPS observations between monuments having an assumed bearing of South 89°47'52" E along the South line of Southeast Quarter of Section 34, Township 1 North, Range 3 West of the Willamette Meridian.
- The address of 2962 EAST BASELINE STREET was physically observed, posted on site of the Subject Property.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- There is no visible evidence of earth moving on the Subject Property, current or proposed.
- There is no visible evidence on site of use as a dump or sanitary landfill, currently or previously.
- There is no visible evidence on site of use as a cemetery, currently or previously.
- Surveyor is aware of no changes in street right-of-way lines, either completed or proposed. Surveyor observed no evidence of recent street or sidewalk construction or repairs.
- Subject Property:
Owner: HOGAN KATHLEEN C & DELFS MARY E; APN: R755837 ; contains 128,268 square feet or 2.9446 Acres more or less.
- This Survey Map correctly represents the facts found on the ground at the time of the survey.
- There are no discrepancies between the boundary lines of the Subject Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.
- Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The [e.g., bank, edge of water, high-water mark, ordinary high-water mark, low-water mark, ordinary low-water mark, center of stream] shown hereon [was/were] located on [Date].
- The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining streets, highways, right of way and easements, public or private, as described in their most recent respective legal descriptions of record.
- Except as otherwise noted below, if the Subject Property consists of two or more parcels, there are no gaps or gores between said parcels.
- The intersection of East Baseline Street and North 29th Avenue is located at the Subject Property.
- All utilities appear to enter the Subject Property via a public right-of-way except as shown hereon.
- The Subject Property appears to drain into the public right-of-way and other detention areas, except as shown hereon.
- A call to a underground utility locator was called prior to site visit. Note all buried utilities may not be shown hereon due to lack of markings. All buried utilities shown hereon are shown in their approximate location per marked pin flags and/or paint and field evidence.
- All Elevations shown hereon was derived and based from a GPS Static Session Survey with OPUS Solution and is on NAVD88 Datum. The surveyor has attempted to utilize a local datum, but no requirements could be found.
- REFERENCE DOCUMENTS:
Deed, Doc. No. 2005-040815, Washington County Deed Records.
Survey No. 10048, Washington County Survey Office.
Survey No. 32528, Washington County Survey Office.
Survey No. 34180, Washington County Survey Office.
Right-Of-Way Dedication, Doc. No. 2000-092344, Washington County, OR.
Right-Of-Way Dedication, Doc. No. 2007-045297, Washington County, OR.

FLOOD NOTE:
By graphic plotting only, this property is in Zone(a) "X" of the Flood Insurance Rate Map, Community Panel No. 4106700318E, which bears an effective date of 11/04/2016 and is not in a Special Flood Hazard Area. By searching the FEMA Flood Map Service Center at www.fema.gov on 02/27/2023 we have determined that this community does not currently participate in flood insurance. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

TITLE LEGAL DESCRIPTION

PARCEL 1:

Beginning 680.2 feet West from the Southeast corner of Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon, being also the center of Baseline Road; thence N 00°17' East 180 feet, along the West line of that tract of land conveyed to Melvin Green, et ux, by deed recorded in Book 627, page 655, Washington County Deed Records; thence Westerly, and parallel with Baseline Road, 125 feet; thence Southerly, and parallel with Green's said West line, 180 feet to the center of Baseline Road; thence Easterly, along the center of Baseline Road, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Baseline Road.

PARCEL 2:

A portion of the Southeast one-quarter of Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon, described as follows:
Beginning at a point on the South line of said Section 34, a distance of 539.6 feet West of the Southeast corner thereof, said point also being the Southeast corner of that tract of land conveyed to Walter E. Tanner, et ux, by deed recorded in Book 453, page 484, Deed Records of Washington County, Oregon; thence continuing West, on the South line of said Section 34, 417.4 feet to the centerline of County Road No. 485 (N.W. Hobbs Road); thence North 00°17' East, on said centerline, 456.35 feet to the Southwest corner of that tract of land conveyed to Wayne H. Hedricks, et ux, by deed recorded in Book 580, page 562, Deed Records of Washington County, Oregon; thence North 87°29' East, parallel with and 160 feet distance Southerly from the North line of said Tanner tract, 417.9 feet, more or less, to the Southeast corner of that tract of land conveyed to Albert L. Huggill, et ux, by deed recorded in Book 643, page 537, Deed Records of Washington County, Oregon, said point being on the East line of said Tanner tract; thence South 00°17' West, along said East line, 474.65 feet, more or less to the point of beginning.

EXCEPTING THEREFROM those portions lying within the boundaries of North 29th Avenue and Baseline Road, including, but not limited to, that portion described in deed to the State of Oregon by and through its Department of Transportation recorded August 1, 2002 as Fee No. 2002-088312.

ALSO EXCEPTING THEREFROM a tract of land beginning at a point which is 539.6 feet West from the Southeast corner of the South line of Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon; thence West 130.0 feet, along the South line of said Section; thence North 00°17' East 180.0 feet, parallel with the East line of that tract of land conveyed to Walter E. Tanner, et ux, by deed recorded in Book 453, page 484, Deed Records; thence East 130.0 feet to a point on the East line of said Tanner tract; thence South 00°17' West 180.0 feet, along the said East line, to the point of beginning.

FURTHER EXCEPTING THEREFROM a tract of land located in Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon, described as follows:
Beginning at the Northeast corner of that tract of land conveyed to Walter E. Tanner, et ux, by deed recorded in Book 453, page 484, Deed Records; thence South, along the East line of that tract conveyed to William Earl Barr by deed recorded in Book 453, page 453, South 00°17' West 350 feet, which point is also 210 feet South from the point of beginning of that certain easement described in Book 494, page 307, Washington County, Oregon, Deed Records, and the true point of beginning of the herein described tract; thence West, parallel with the South line of said easement, 120 feet; thence North, parallel to the East line of the above mentioned Barr tract, 150 feet; thence East, on the South line of the above mentioned easement, 120 feet to the East line of the Barr tract; thence South, along said last line, 150 feet to the point of beginning.

AND FURTHER EXCEPTING THEREFROM a tract of land beginning 680.2 feet West from the Southeast corner of Section 34, Township 1 North, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon, being also in the center of Baseline Road; thence North 00°17' East 180 feet, along the West line of that tract of land conveyed to Melvin Green, et ux, by deed recorded in Book 627, page 655, Washington County Deed Records; thence Westerly, and parallel with Baseline Road, 125 feet; thence Southerly, and parallel with Green's said West line, 180 feet to the center of Baseline Road; thence Easterly, along the center of Baseline Road, to the point of beginning.

FURTHER EXCEPTING THEREFROM that portion thereof dedicated as a right-of-way to the City of Cornelius by deed recorded November 15, 2000 as Recorder's Fee No. 2000092344.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, by Deed Recorded April 1, 2002 as Recorder's Fee No. 2002-088312.

MAP

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

ZONING INFORMATION

Zoning Report not provided at the time of survey.

Observed Parking Spaces:
Regular:
Handicapped:
Total:

UTILITY NOTES

Note to the client, insurer, and lender – With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

NOTES CORRESPONDING TO SCHEDULE B

- Easement, including the terms and conditions thereof: Granted to: Northwest Natural Gas Company; Recorded: August 29, 1963; Book: 494; Page: 307; Instrument No.: 1626; Purpose: Gas Pipeline; Affects: 60 feet wide area in the Northerly portion of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: Wayne H. Hedricks and Jeanette L. Hedricks; Recorded: December 10, 1965; Book: 480; Page: 562; Instrument No.: 371; Purpose: unstated; Affects: a portion of the Northerly 50 feet of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: Albert L. Huggill and Joanne Huggill; Recorded: May 29, 1967; Book: 643; Page: 537; Instrument No.: 11043; Purpose: unstated; Affects: a portion of the Northerly 60 feet of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: Donald Richert and Hazel Richert; Recorded: February 18, 1969; Book: 733; Page: 679; Instrument No.: 1384; Purpose: unstated; Affects: a portion of the Northerly 60 feet of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: Marley B. Marvel and Vera L. Marvel; Recorded: November 18, 1988; Instrument No.: 88-51713; Purpose: ingress and egress; Affects: a portion of the Northerly 60 feet of Parcel 2. AFFECTS: SHOWN HERON
- Easement, including the terms and conditions thereof: Granted to: the City of Cornelius, Oregon; Recorded: November 18, 1988; Instrument No.: 88-51714; Purpose: water service line; Affects: A portion of the Northerly 5 feet of Parcel 2. AFFECTS: APPROXIMATE LOCATION SHOWN HERON ADDITIONAL DOCUMENTS MAY BE NEEDED
- Agreement, including the terms and conditions thereof: By and Between: abutting land owners; As Disclosed in: Warranty Deed; Recorded: October 24, 1990; Instrument No.: 90-58780; Regarding: Road Maintenance; Affects: Northerly portion of Parcel 2. AFFECTS: SHOWN HERON
- Public Utility Easement granted to City of Cornelius as more fully set forth in the document recorded as 2000092343. Affects: Southerly portion of Parcels 1 and 2.

ALTA/NSPS LAND TITLE SURVEY

U-HAUL CORNELIUS
2962 EAST BASELINE STREET
CORNELIUS, OR 97113

Surveyor's Certification

TO: AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION; STEWART TITLE COMPANY, & U-HAUL COMPANY OF UTAH.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF. 1, 2, 3, 4, 5(NO TREE LOC.), 6a, 6b, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, & 19.

THE FIELDWORK WAS COMPLETED ON: 2/5/23

DATE OF MAP OR PLAT: 2/7/23

JAMES M POWERS, RPLS, CFS, CP
REGISTRATION NO.: 95837PLS
IN THE STATE OF: OREGON
DATE OF SURVEY: 2/5/23



Prepared By:
Red Plains Surveying Company
1917 S. Harvard Avenue, Oklahoma City, OK 73128
Phone: 405-603-7842
Email: Comments@rpsurveying.com
RED PLAINS OR LICENSE NO.: 1812030-04 EXPIRES: 4/20/23

SYMBOL LEGEND

<ul style="list-style-type: none"> A/C. PAD AIR VALVE AUTO-SPRINKLER BENCHMARK BORE HOLE SUPPORT POST CLEAN OUT ELEC. METER ELEC. PED. ELEC. TRANS. FIRE HYDRANT FIRE RISER FLAG POLE PIPELINE MARKER GAS METER GAS VALVE GATE GENERATOR BARBED WIRE FENCE ROAD CENTERLINE STOCKADE FENCE UNDERGROUND COMMUNICATION UNDERGROUND SANITARY SEWER 	<ul style="list-style-type: none"> GREASE TRAP GROUND LIGHT GUARD POST GUY ANCHOR HANDICAPPED PARKING IRRIGATION MANHOLE IRON GRATE LIGHT POLE METER RACK MONITOR WELL MON. FOUND. AS DESCRIBED AS DESCRIBED FLAG POLE PIPELINE MARKER POWER MH POWER POLE PROPANE TANK PULL BOX ADJ./PLAT LINE CHANNELINK FENCE OVERHEAD ELECTRIC LINE SUBJECT BOUNDARY LINE UNDERGROUND ELECTRIC UNDERGROUND OIL PIPE LINE UNDERGROUND SANITARY SEWER 	<ul style="list-style-type: none"> RCP HEADWALL ROAD SIGN SANITARY SEWER MH SYSTEM SEWER MH UNDERGROUND TANK ACCESS TELE. MH TELE. PED. TRAFFIC SIGNAL LIGHT TRAFFIC CONTROL BOX TREE T.V. PED. MARKER UTILITY CABINET UTILITY POLE WATER METER WATER MH WATER VALVE UNDER. TELE. MARKER EASEMENT LINE SECTION LINE TRAIN TRACKS UNDER. GAS UNDER. OIL PIPE LINE UNDER. WATER 	<p>LIST OF ABBREVIATIONS</p> <ul style="list-style-type: none"> FND. - FOUND IP - IRON PIN AL - ALUMINUM CAP BC - BRASS CAP B.C. - BARRIER CURB B.L. - BUILDING LINE SETBACK BUILDING HEIGHT LOCATION B.L.D.C. - BUILDING C/L - CENTER LINE CWP - CORRUGATED METAL PIPE COMM. COMMUNICATIONS CONG. - CONCRETE DEC. - DECIDUOUS DIST. - DISTANCE ELEC. - ELECTRIC ELEV. - ELEVATION F.F. - FINISHED FLOOR FL - FLOW LINE HT. - FIBER OPTIC HT. - HEIGHT M. - MEASURED DIMENSION MET. - METERS MON. - MONUMENT O.H. - OVERHANG P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT R. - RECORD DIMENSION R.O.W. - RIGHT-OF-WAY RCP - REINFORCED CONCRETE PIPE TYP. - TYPICAL VAR. - VARIABLE WS - WATER SPIGOT
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Prepared For:
AMERCO REAL ESTATE COMPANY

PROJECT INFO:
U-HAUL
2962 EAST BASELINE STREET
CORNELIUS, OR, 97113
"U-HAUL CORNELIUS"

SCALE: 1" = 30'
SURVEY DATE: 2/5/23
DRAWN BY: CM
FIELD BY: AM

REVISIONS
APPROVED BY: JBP
J.N.: 23-015-01AD
SHEET: 1 OF 3

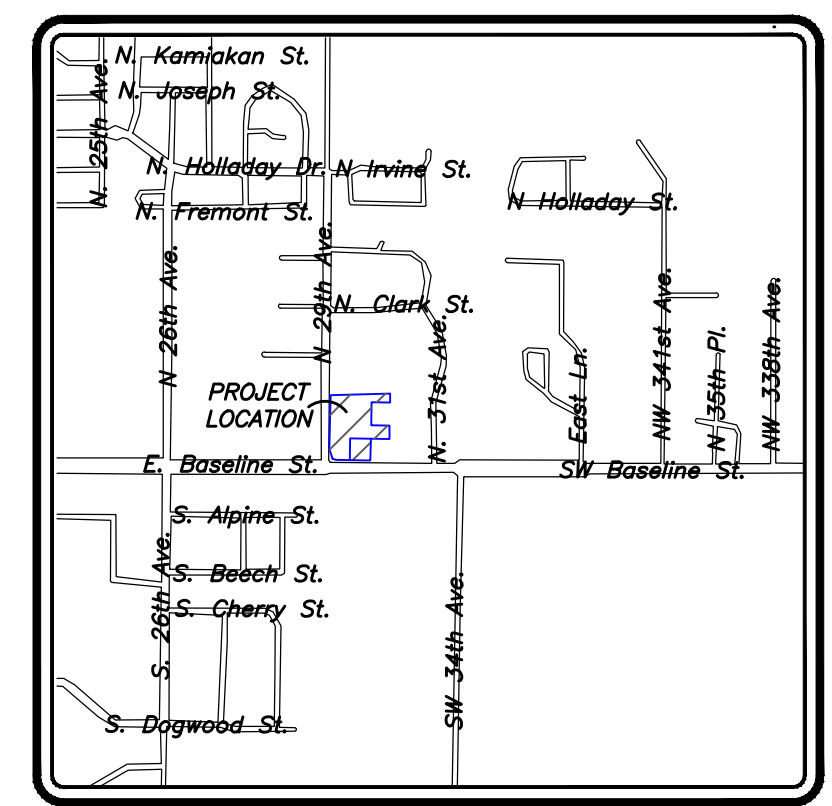
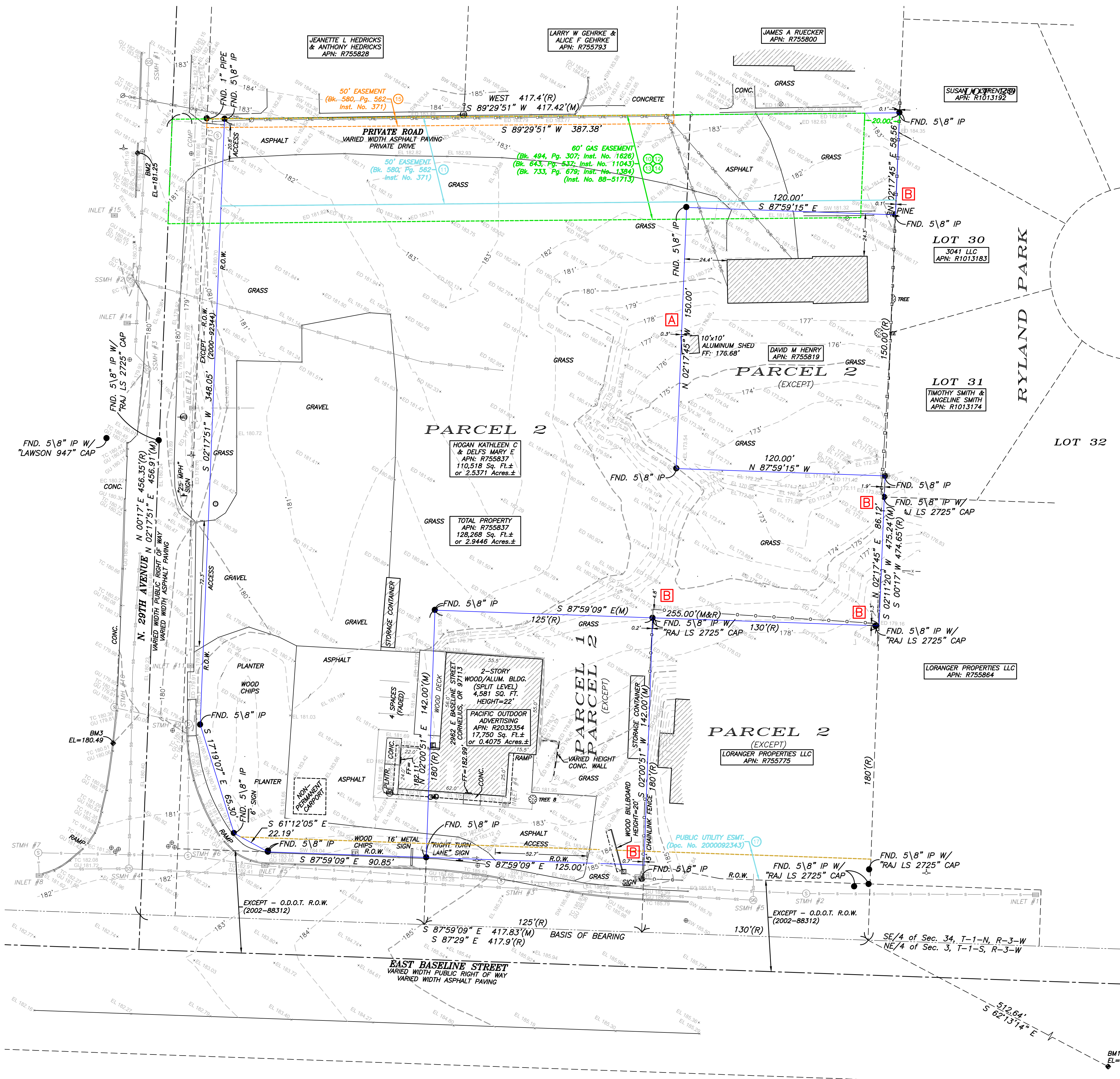
MONUMENT LEGEND

- 1/2" IRON PIN SET
- P-K NAIL SET (MAGNETIC NAIL)
- CUT "X" SET
- IRON PIN FOUND
- P-K NAIL FOUND (MAGNETIC NAIL)
- CUT "X" FOUND
- BENCHMARK

STATEMENT OF ENCROACHMENTS

- 10'x10' ALUMINUM SHED ON THE EAST SIDE OF THE SUBJECT PROPERTY EXTENDS ONTO THE SUBJECT PROPERTY A DISTANCE OF 0.3± FEET.
- FENCING ALONG THE EAST SIDE OF THE SUBJECT PROPERTY EXTENDS ONTO THE SUBJECT PROPERTY A DISTANCE OF 4.8± FEET.

BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

BENCHMARK

STATE PLANE ZONE:
3001 OREGON NORTH ZONE
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
OPUS CORRECTED

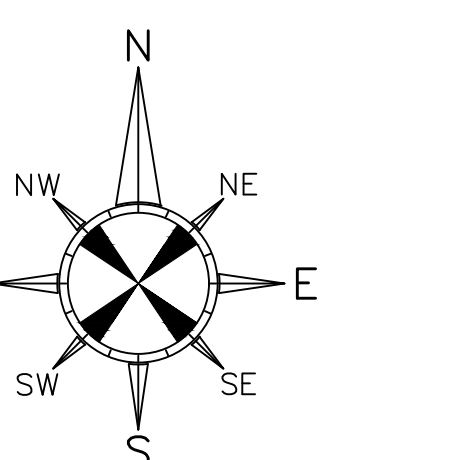
BM1: BENCHMARK #1
ELEVATION=183.29
FND. 1098 19.34 4" BRASS DISK SET IN TOP OF CONCRETE MONUMENT
THE BENCHMARK IS 2.5 MILES WEST OF HILLSBORO, 1.6 MILES EAST OF CORNELIUS, AT RAILROAD CROSSING NO. 762.9 200 YARDS WEST OF RAILROAD MILEPOST NO 763, 200 FEET SOUTH OF THE CENTER OF STATE HIGHWAY NO 8, 27 FEET NORTH OF THE NORTH RAIL OF THE RAILROAD TRACKS, 22 FEET EAST OF THE CENTER OF SOUTHWEST 34TH AVENUE, AND 6 FEET SOUTHWEST OF A POWER POLE SET IN AN 8-INCH SQUARE CONCRETE POST THAT PROJECTS 1-INCH. ALSO BEING S 62°13'14" E A DISTANCE OF 512.64' FROM THE SE PROPERTY CORNER OF PARCEL 2.
N=685,643.7310
E=7,553,090.1350

BM2: BENCHMARK #2
ELEVATION=181.25
FND. CUT "X" ON TOP OF CURB.
LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.85' WEST AND 19.89' SOUTH OF THE NW PROPERTY CORNER OF PARCEL 1.
N = 686,334.4590
E = 7,552,217.5050

BM3: BENCHMARK #3
ELEVATION=180.49
FND. CUT "X" ON TOP OF CURB.
LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.98' WEST AND 10.67' SOUTH OF THE WESTERN MOST SW PROPERTY CORNER OF PARCEL 1.
N = 685,995.7110
E = 7,552,203.4230

STORM & SANITARY SEWER NOTES

INLET #1 TR 184.06	STMH #7 TR 177.45 FL E&S 176.02	INLET #12 TR 177.45 FL N&E 174.45 12" PVC	SSMH #1 FL 169.79 TR 182.69 FL S 169.79 12" STEEL FL N 169.80 12" STEEL
STMH #2 TR 185.65 FL E&W 167.65 36" RCP	INLET #8 TR 181.57 FL N 176.77 12" RCP	STMH #13 TR 181.96 FL S 177.05 12" PVC	SSMH #2 TR 177.45 FL 174.55 12" PVC FL N 170.76 12" STEEL FL S 170.66 12" STEEL
STMH #3 RIM 185.17 FL E&W 168.30 36" RCP	INLET #9 RIM 180.11 FL N 177.9 12" PVC FL W 176.8 12" PVC FL S 173.5 12" PVC	INLET #14 TR 179.38 FL E 176.18 12" PVC	SSMH #3 TR 180.06 FL N 170.76 12" STEEL FL S 170.66 12" STEEL
INLET #4 TG 182.05 FULL OF WATER	STMH #10 RIM 180.32 FL E&W 169.50 36" RCP	INLET #15 TG 180.42 FULL OF WATER	SSMH #4 TR 182.59 FL N&E 172.79 12" STEEL
INLET #5 TR 182.59 FL E&W 169.50 36" RCP	INLET #11 TG 178.61 FL N&S 174.11	SSMH #5 TR 185.72 FL N 175.12 12" STEEL FL W 175.02 12" STEEL	
STMH #6 TR 181.60 FL N,E&W 173.10 36" RCP			



SCALE: 1" = 30'

SUBJECT PROPERTY
128,268 Sq. Ft., OR
2.9446 Acres ±

Prepared By:
RED PLAINS SURVEYING COMPANY
1917 S. Harvard Avenue, Oklahoma City, OK 73128
Phone: 405-603-7842
Email: Comments@rpsurveying.com

Prepared For:
AMERCO REAL ESTATE COMPANY

PROJECT INFO:
U-HAUL
2962 EAST BASELINE STREET
CORNELIUS, OREGON, 97113
"U-HAUL CORNELIUS"

SCALE: 1" = 30' REDLINED BY: JBP
SURVEY DATE: 2/5/23 APPROVED BY: JBP
DRAWN BY: CM JLN: 23-015-01AD
FIELD BY: AM SHEET: 3 OF 3

MARK	DATE	REVISIONS	BY	APPROVED
MONUMENT LEGEND				
○		1/2" IRON PIN SET	●	IRON PIN FOUND
⊙		P-K NAIL SET (MAGNETIC NAIL)	⊙	P-K NAIL FOUND (MAGNETIC NAIL)
⊗		CUT "X" SET	⊗	CUT "X" FOUND
⬢		BENCHMARK		

Sensitive Area Pre-Screening Site Assessment

Jurisdiction: <u>CITY OF CORNELIUS</u>	
Property Information: (example 1S234AB01400) Taxlot ID(s): _____ OR Site Address: <u>2962 E Baseline Rd</u> City State Zip: <u>Cornelius OR 97113</u> Nearest Cross Street: <u>E Baseline Rd & N 29th Ave</u>	Owner Information: Name: <u>Mary E Delfs</u> Company: <u>Murphy's Furniture Store</u> Address: <u>2962 E Baseline Rd</u> City State Zip: <u>Cornelius OR 97113</u> Phone/Fax: <u>503-640-1124</u> / <u>503-640-9093</u> E-mail: <u>info@murphysfurniture.net</u>
Development Activity: Check all that apply Addition to Single Family Residence (rooms, deck, garage) <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Minor Land Partition <input type="checkbox"/> Residential Condominium <input type="checkbox"/> Commercial Condominium <input type="checkbox"/> Residential Subdivision <input type="checkbox"/> Commercial Subdivision <input type="checkbox"/> Single Lot Commercial <input type="checkbox"/> Multi Lot Commercial <input type="checkbox"/> Other <u>Interior renovation</u>	Applicant Information: Name: <u>Shannon Marvin, MCP</u> Company: <u>AMERCO Real Estate Co/U-Haul International</u> Address: <u>2727 N Central Avenue</u> City State Zip: <u>Phoenix AZ 85004</u> Phone/Fax: <u>541-279-0552</u> / <u>602-277-5824</u> E-mail: <u>shannon_marvin@uhaul.com</u>
Will the project involve any off-site work: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Location and description of off-site work: _____	
Additional comments or information that may be needed to understand your project: _____	

This application does NOT replace the need for Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of The City of Cornelius and Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name: Shannon Marvin Print/Type Title: MCP
Signature: [Signature] Date: 5-16-2023

FOR CITY AND CLEAN WATER SERVICES (CWS) USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed By: [Signature] Agency: City of Cornelius Date: 5-17-23

No site development is approved under this permit.

Exhibit “B”

AFFIDAVIT OF MAILING

State of Oregon)
) ss
County of Washington)

I, Rachael Patterson, being first duly sworn, depose and say:

That I served upon the following named persons a Notice of Administrative Review
Copy of which is marked Exhibit A, attached hereto and by this reference incorporated herein,
by mailing to them a true and correct copy thereof on the 19 day of May, 2023
I further certify that said copies were then placed in a sealed envelope addressed as follows:

See Exhibit B attached hereto and by the reference incorporated herein,

Said envelope(s) were then placed in the United States Post Office at Cornelius, Oregon, with postage thereon fully prepaid.

Signed: Rachael Patterson

Exhibit A.



NOTICE OF ADMINISTRATIVE REVIEW

CUP-01-23

**U-HAUL
OUTDOOR STORAGE/DISPLAY**

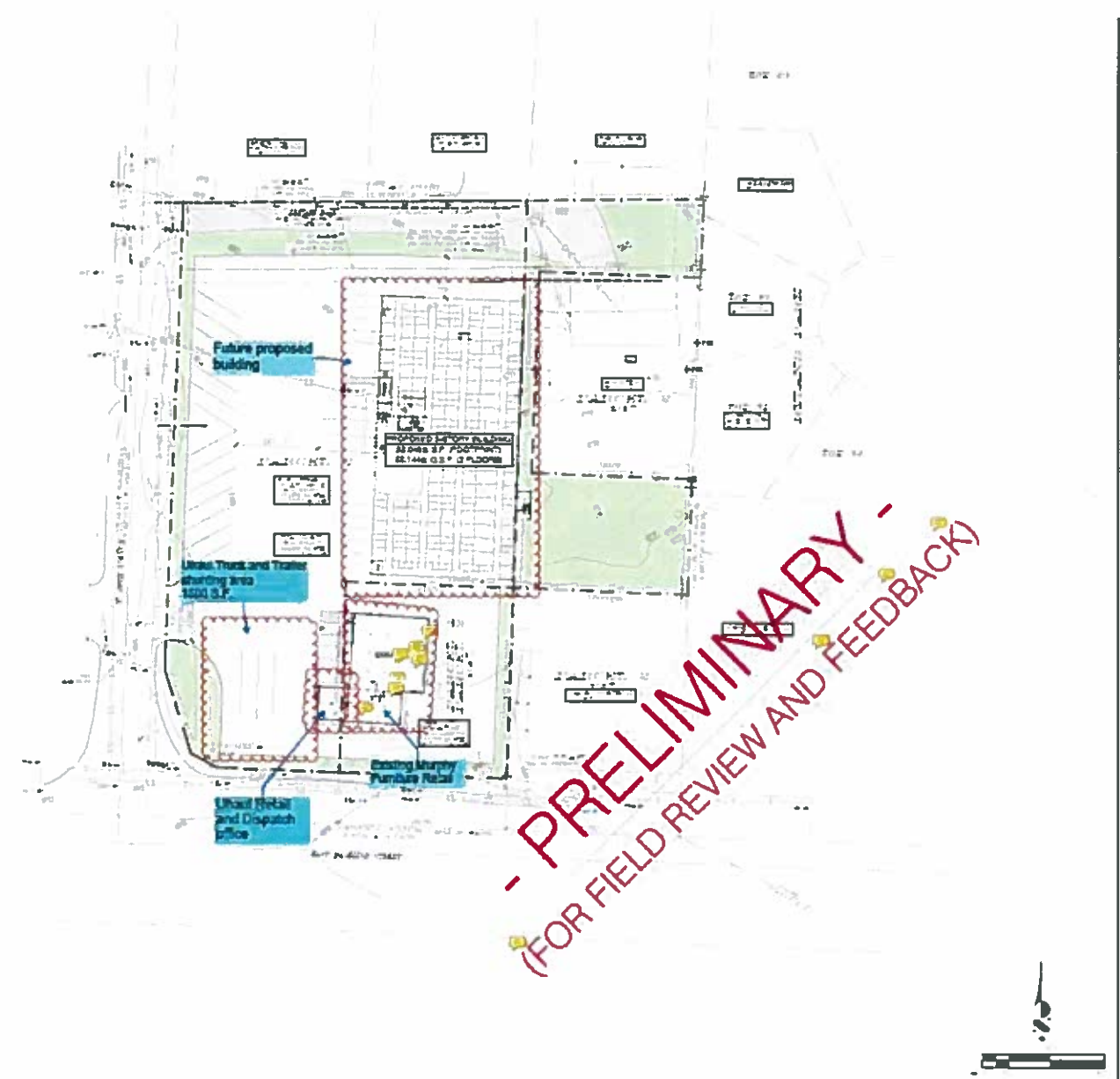
May 19, 2023

NOTICE IS HEREBY GIVEN that the following Type II Administrative Review application, **CUP-01-23**, has been received and it will be reviewed administratively. The application packet is available for public review at the City of Cornelius Community Development Department located at 1300 S. Kodiak Circle during regular business hours (9 am to 5 pm). Written comments may be made to the Community Development Director by 5:00 pm **June 9, 2023**, mailing address 1355 N. Barlow Street, Cornelius, OR 97113.

- Request:** Type II Conditional Use Permit (CUP-01-23) to authorize the outdoor storage and display of U-Haul rental equipment upon a Highway Commercial (C-2) zoned lot.
- Applicant:** Shannon Marvin, MCP
- Owner:** Mary Delfs & Kathleen Hogan
- Location:** 2962 Baseline Street, Cornelius, OR 97113
- Legal:** Tax Lot ID No. 1N3034DD07700 & 1N3034DD07900
- Zoning:** Highway Commercial, C-2
- Criteria:** CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2) & Chapter 18.105 Conditional Use Permit.

This proposal will be reviewed administratively. Therefore, no public hearing concerning this request will be held unless the decision is appealed. A Notice of Decision shall be made within 10 working days after the comment period noted above. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal pursuant to City Code Section 18.15.090. The decision will not be final until the period for filing an appeal has expired. A Type II appeal period is 10 working days from the date the Notice of Decision was mailed. This decision cannot be appealed directly to the Land Use Board of Appeals under ORS 197.830.

A copy of the application, all documents and evidence submitted by the applicant, and the applicable criteria are available for inspection at no cost and copies can be provided at a reasonable cost. If you have questions, you may contact Tim Franz, Senior Planner, at (503) 357-3011 or tim.franz@corneliusor.gov.



CITY FILE No. CUP-01-23

Exhibit B

TUNO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERCTRY	OWNERST/ OWNERZIP
1N33ADD003200	143 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR 97123
1N33ADD002800	3041 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR 97123
1N334DD02600	3067 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR 97123
1N334DD02500	3079 LLC	PO BOX 326		HILLSBORO	OR 97123
1N334DD003100	ANTOINE, RICKY D	HANDLEY, JAMIE P	3080 N ADAIR CT	CORNELIUS	OR 97113
1N334DD006700	CANNAN, KATHRYN A TRUST	211 N 30TH CT		CORNELIUS	OR 97113
1N334DC00900	CASTANEDA, RIGOBERTO	3975 NW SUSBAUER RD		CORNELIUS	OR 97113
1N334DD006800	CAULEY, KATHLEEN MERRY	214 N 30TH CT		CORNELIUS	OR 97113
1N334DD003300	CAZARES, FERNANDO	MANRIQUEZ, MARIA	165 N 31ST AVE	CORNELIUS	OR 97113
1S303AA00300	CHIN, RADY	2357 BOYD LN		FOREST GROVE	OR 97116
1N334DC01300	CORNELIUS OIL LLC	30085 SW PARKWAY AVE		WILSONVILLE	OR 97070
1N334DC90000	CORNELIUS VILLAGE CONDOMINIUM	135 N 29TH AVE		CORNELIUS	OR 97113
1N334DC90000	CORNELIUS VILLAGE CONDOMINIUM	133 N 29TH AVE		CORNELIUS	OR 97113
1N334DC01301	CORNELIUS, CITY OF	1355 N BARLOW ST		CORNELIUS	OR 97113
1N334DC02900	DAWSON, DANNY K & SANDRA L	690 SW 173RD AVE		BEAVERTON	OR 97006
1N334DD07200	FLETCHER, RICHARD S & LINDA KATHEY	238 N 29TH AVE		CORNELIUS	OR 97113
1N334DD07500	GEHRKE, LARRY W & ALICE F	120 N 29TH		CORNELIUS	OR 97113
1S303AA00551	HANS & EUGENE LLC	14425 SW ALLEN BLVD		BEAVERTON	OR 97005
1N334DD003500	HAVENS, MYCHAEL J	BECKER, ALYCIA	3055 N BARLOW PL	CORNELIUS	OR 97113
1N334DC93332	HAWC CORNELIUS VILLAGE LLC	111 NE LINCOLN ST STE 200-L		HILLSBORO	OR 97124
1N334DD07400	HEDRICKS, JEANETTE L	HEDRICKS, ANTHONY W	140 N 29TH AVE	CORNELIUS	OR 97113
1N334DD07800	HENRY, DAVID M	110 N 29TH AVE		CORNELIUS	OR 97113
1S303AA000100	HILLSBORO SCHOOL DISTRICT JU	3083 NE 49TH PL		HILLSBORO	OR 97124
1N334DD07900	HOGAN, KATHLEEN & JAMES TRUST	DELFS, MARY E	PO BOX 3007	HILLSBORO	OR 97123
1N334DD07700	HOGAN, KATHLEEN C	DELFS, MARY E	2962 BASELINE ST	CORNELIUS	OR 97113
1S303AA00200	JTR PROPERTY LLC	BY RIEL, JOHN T	1308 E MEAD AVE	YAKIMA	WA 98902
1N334DD003400	LEGLER, EDDIE G & DARANN M	3077 N BARLOW PL		CORNELIUS	OR 97113
1N334DD008000	LORANGER PROPERTIES LLC	PO BOX 326		HILLSBORO	OR 97123
1N334DD02900	LORENTZEN, SUSAN M	3052 N ADAIR CT		CORNELIUS	OR 97113
1N334DD07300	LOZANO, LUIS GARCIA	GARCIA, MARIBEL	200 N 29TH AVE	CORNELIUS	OR 97113
1N334DD006600	MCPHERON, SHAWN W & JUDITH L	243 N 30TH CT		CORNELIUS	OR 97113
1N334DC01400	MELLI, BILAL	7435 SW 87TH		PORTLAND	OR 97223
1N334DC01100	NEW NARRATIVE	8925 SW CENTER ST		TIGARD	OR 97223
1N334DD07600	RUECKER, JAMES A	130 N 29TH		CORNELIUS	OR 97113
1N334DD03000	SCHOLES, KENNETH	3068 N ADAIR CT		CORNELIUS	OR 97113
1N334DD02700	SHANNON MARVIN, MCP	2727 N CENTRAL AVE		PHOENIX	AZ 85004
1N334DD02700	SMITH, TIMOTHY & ANGELINE	3051 N ADAIR CT		CORNELIUS	OR 97113
1N334DD003600	STAPLES, WILLIAM O JR & JAMIE C	3043 N BARLOW PL		CORNELIUS	OR 97113
1N334DD003700	STUART, DAN L & BARBARA K	3040 N BARLOW PL		CORNELIUS	OR 97113
1N334DD006900	THOMPSON, RICHARD BURNS	SWENSON, TINA MARI	244 N 30TH CT	CORNELIUS	OR 97113
1N334DC01200	VANLOO FAMILY REVOCABLE TRUST	BY VANLOO, ROSS A & EUGENIE R TRS	99 N 29TH AVE	CORNELIUS	OR 97113
1N334DC00800	WASHINGTON COUNTY	ATTN PROPERTY MANAGEMENT	169 N FIRST AVE, MS 42	HILLSBORO	OR 97124

Office_Address_List

	A	B	C	D	E	F	G
	Company Name	Department	Name	Address Line 1	City	State	ZIP Code
1							
2	City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
3	City of Forest Grove		Attn: James Reitz	PO Box 326	Forest Grove	OR	97116
4	City of Hillsboro			123 W Main Street	Hillsboro	OR	97123
5	Clean Water Services	Development Services Department	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Comcast Cable Communications			14200 SW Brigadoon Court	Beaverton	OR	97005
7	Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Cornelius	OR	97113
8	CPO 12C		c/o Joseph Auth	325 NW 334th Ave.	Hillsboro	OR	97124
9	CPO Coordinators	Oregon State Univ. Extension	Carol Renaud	245 N First Ave. MS20	Hillsboro	OR	97124
10	Department of Economic Development			775 Summer St. NE	Salem	OR	97301
11	Department of Energy			550 Capitol St NE FL 1	Salem	OR	97301
12	DEQ			700 NE Multnomah St Ste. 600	Portland	OR	97232
13	Dept of Land Conservation and Development		Attn: Anne Debbaut	635 Capitol Street NE, Suite 150	Salem	OR	97301
14	Dept of Land Use & Transportation	County Surveyors Office	Attn: Scott Young	155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
15	District 18 Watermaster			1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
16	Evergreen Disposal & Recycling			PO Box 5069	Aloha	OR	97006
17	Forest Grove School District			1728 Main St	Forest Grove	OR	97116
18	Hillsboro School District		Attn: Casey Walelich	3083 NE 49th Place	Hillsboro	OR	97124
19	Home Builders Association		Attn: Justin Wood	15555 SW Bangly Road Suite 301	Lake Oswego	OR	97035
20	METRO Parks			600 NE Grand Ave	Portland	OR	97232
21	Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
22	Metro Regional Services	Senior Transportation Planner	Attn: Caleb Winter	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company			250 SW Taylor St.	Portland	OR	97204
24	ODOT Rail Division			555 13th St. NE Suite 3	Salem	OR	97301
25	ODOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
26	Oregon State Dept of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
27	Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
28	Port of Portland			P. O. Box 3529	Portland	OR	97208
29	Portland & Western Railroad, Inc.			3220 State St Ste 200	Salem	OR	97301
30	Portland General Electric			121 SW Salmon St	Portland	OR	97204
31	Tri-Met			4012 SE 17th Ave	Portland	OR	97202
32	Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
33	Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
34	US Army Corps of Engineers			P. O. Box 2946	Portland	OR	97208
35	USPS		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
36	Washington County Assessment and Taxation Dept			155 N 1st Ave	Hillsboro	OR	97124
37	Washington County Enhanced Sheriffs Patrol Dist.			215 SW Adams Ave., MS-32	Hillsboro	OR	97123
38	Washington County Health & Human Services			155 N 1st Ave., Ste. 170 MS-23	Hillsboro	OR	97124
39	Washington County Housing Authority			111 NE Lincoln Street Suite 200-L	Hillsboro	OR	97124
40	Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaefer, Senior Planner	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
41	Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
42	WCCCA 9-1-1	Data Services	Attn: Ian Crawford	17911 NW Evergreen Pl	Beaverton	OR	97006

